



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

**Wednesday, December 14, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**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:** Commission Member Phil Jaffarian

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

1. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
2. **APPROVAL OF MINUTES:**
  - A. Minutes of Regular Meeting of November 9, 2016. **Recommended Action: Approval** (Minutes Clerk)
3. **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. **Tentative Parcel Map 37173 (Norco Equestrian LLC):** A request to subdivide 3.25 acres into two lots located on the west side of Hamner Avenue between Fifth Street and Sixth Street in the C-G (Commercial General) Zone. **Recommended Action: Approval**
  - B. **Variance 2016-03/Special Sign Permit 2001-04, Amendment 2 (Norco Urgent Care):** A request to increase the allowed maximum square footage for an existing freeway pylon sign located at 1325 Hamner Avenue in the Commercial District of the Gateway Specific Plan. **Recommended Action: Approval**
  - C. **Conditional Use Permit 2016-02, Modification #1 (Glaser):** A request to modify an existing approval that allowed a 1,440 square-foot Recreational Vehicle (RV) garage and storage building with an attached 88 square-foot breezeway, by replacing it with a 2,400 square-foot Recreational Vehicle (RV) garage and storage building at 2957 Norco Drive located within the A-E (Agricultural Estate) Zone. **Recommended Action: Approval**
4. DISCUSSION ITEMS:
- A. **Site Plan 2016-15 (Stultz):** A request for approval to allow a detached accessory building consisting of a 320 square-foot patio cover at 2372 Lonestar Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval**
  - B. **Accessory Building Ad-Hoc Committee Appointments:** Discuss current appointments to the Ad-Hoc Committee (Verbal discussion, no written report). **Recommended Action: Provide Direction**
5. PLANNING COMMISSION / STAFF COMMUNICATIONS:
- A. Oral Reports from Various Committees
  - B. Request for Items on Future Agenda (within the purview of the Commission)

## ADJOURNMENT:

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

Staff reports are on file in the Planning Division.

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

The meeting is recorded.



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

**Wednesday, November 9, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**CALL TO ORDER: 7:00 p.m.**

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

**PLEDGE OF ALLEGIANCE: Commission Member Hedges**

**APPEAL NOTICE: Read by Director King**

**1. PUBLIC COMMENTS: None**

**2. APPROVAL OF MINUTES:**

**A. Minutes of Special Meeting September 28, 2016, Recommended Action:  
Approval (Minutes Clerk)**

**M/S JAFFARIAN/HEDGES** to approve Planning Commission Special Meeting minutes of September 28, 2016 as written; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Minutes of Regular Meeting October 12, 2016, Recommended Action:  
Approval (Minutes Clerk)**

**M/S JAFFARIAN/HEDGES** to approve Planning Commission Regular Meeting minutes of October 12, 2016, as written; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**3. PUBLIC HEARING:**

**A. Conditional Use Permit 2016-31 (Cocke):** A request for approval to allow a detached accessory building consisting of a 2,400 square-foot garage/storage and workshop building at 3522 Broken Twig Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: That architectural**

**design and building size be considered in the determination (Planning Director)**

Director King presented the staff report on file in the Planning Department. Director King explained in detail the Commission's options in regards to the project. All minimum requirements from the Municipal Code are met.

Member Jaffarian asked if the project is in yards or feet as per the staff report, Director King noted that there was a mistake in the staff report and should be feet.

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

Scott Cocks, homeowner/applicant, stated the building will be used for storage and a hobby shop; he said the property is surrounded by a block wall, his plan has the required open animal area, it's closer to 23% lot coverage, and noted that quite a few surrounding homes have these buildings in their rear yard as well.

David Dopson, speaking in favor of the building, mentioned that the applicant helps and is active with the community.

Steve Nelson spoke in favor of project and stated he has met all the requirements.

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

Member Hedges was pleased to see that the door is in the place is it.

Member Jaffarian questioned the lot coverage requirements, how they are calculated and that this project pointed that out.

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-63, to approve Conditional Use Permit 2016-31, to allow a detached accessory building consisting of a 2,400 square-foot RV garage/storage and workshop building at 3522 Broken Twig Drive; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**B. Conditional Use Permit 2016-33 (Mullican):** A request for approval to allow two additional dogs above the four dog limit, at 3591 Broken Twig Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

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

Member Jaffarian asked if the regulation of the quantity of dogs is the same regardless of the property size and does the applicant have a business license, Planner Robles stated yes to both questions.

Vice Chair Rigler questioned the size of dogs, and are kennels in place now; Planner Robles referred to the map supplied, noting that it is just a cover and not a kennel.

Chair Leonard questioned the business license requirements in regards to the pick-up and drop-off of animals; Planner Robles stated that this is not a home occupation business; it is an agricultural business license.

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

David Mullican, applicant, noted that the cover has kennels under it.

Member Hedges asked what type of training is provided; the applicant responded that the training is for tracking IPO and others.

Vice Chair Rigler asked for the average size of the dogs and the kennels; Mr. Mullican stated the dogs average 70-75 pounds, and the kennels are 10x10.

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

**M/S HEDGES/JAFFARIAN** to adopt Resolution 2016-64, to approve Conditional Use Permit 2016-33, to allow for two additional dogs for a total of six dogs on the property as recommended by the Norco Animal Control; the motion was carried by the following roll call vote:

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

**C. Conditional Use Permit 2016-34 (Bouni):** A request for approval to allow a fitness studio at 2641 Hamner Avenue, Suite 109, located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles stated the business is called "Wicked Pilates" and provided a breakdown of the business hours. All requirements were met; staff recommends approval.

Member Jaffarian asked a question pertaining to parking, noting that ample parking needs to be provided should the business become successful. In response, Planner Robles provided information on the format used to justify the parking requirements and the maximum would be 24 spaces.

Vice Chair Rigler noted he had his office in the same building, and shared that there was never an issue with parking and thinks it's a great use of the space.

In response to Chair Leonard, Planner Robles stated that the weight training business that use to occupy the space is gone.

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

Christina Bouni, applicant and owner of "Wicked Pilates", explained what the business offers. Member Hedges asked if the applicant is moving there in order to increase exercise machines, Ms. Bouni responded that she plans to add more machines later in the future.

Cassandra Sanders-Holly spoke in favor of the business.

Breann Yakemonis, former owner, stated that she sold the business to the applicant and is in favor of this project.

Bill Naylor questioned staff about how many people will really occupy the building at one time; he stated that people will be over lapping and feels there will be an issue with parking.

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

**M/S JAFFARIAN/RIGLER** to adopt Resolution 2016-66, to approve Conditional Use Permit 2016-34, to allow a Pilates/Fitness Studio at 2640 Hamner Avenue, Suite 103; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**D. Conditional Use Permit 2016-35 (Stephens):** A request for approval to allow two animal units (horses) at 901 Thoroughbred Lane located within the Norco Hills Specific Plan Residential District. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Planner Robles noted Condition 9 on the resolution to be changed to read "owner" and not "applicant", so that if the property is sold the CUP will remain with the property. All requirements were met; staff recommends approval.

Member Hedges asked staff if the request is for "animal units" or "horses"; Planner Robles stated for animal units which happens to be horses.

Vice Chair Rigler asked if approved would this be entered into title at County level, Planner Robles exclaimed that typically it is not.

Director King shared information provided to him by the City Attorney that the City cannot record a land use on title. Vice Chair Rigler asked if CUPs are public record, staff stated confirmed that it is.

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

DeeDee Stephens stated she did not know that she could not have a horse on her property until it was put up for sale.

Mike Thompson questioned if this approval was for an Animal Keeping Area (AKA), or a PAKA, where the required dimensions are, and how does the CUP transfer to the new homeowner if they want to put in a building.

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

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-69, to approve Conditional Use Permit 2016-35, to allow two animal units (horses) at 901 Thoroughbred Lane located within the Norco Hills Specific Plan Residential District; the motion was carried, adding a condition that an Animal Keeping Area be recorded on title and be a minimum of 1152 square feet and 20 feet on any given side, by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Under Discussion:–**

Member Hedges noted that there is enough space to have a rectangular area as noted.

Chair Leonard asked if there is a way to put a deed restriction on it, Director King responded calling it an AKA for two animals it can be done. And stated they need to have a requirement of the square footage for the animals.

Member Jaffarian asked if it needs to be a specific location with dimensions, Director King noted it will need to be 20 feet, and it will need to match the A-1-20 requirements.

**Recess 8:10pm / Reconvene 8:20pm**

- E. Variance 2016-02 (Valenzuela):** A request to modify a condition of approval that required a Primary Animal Keeping Area (PAKA) or modify the requirements of a PAKA, for the approval of Variance 2016-02 that allowed a variance from the 100-foot rear yard setback requirement of Chapter 18.13 (A-1 Zone) of the Norco Municipal Code, to allow the construction of a residential home on a vacant parcel identified with the Assessor's Parcel

Number of 168-021-009, located on the south side of Mt. Rushmore Drive, east of Crestview Drive, and within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Planning Director)

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

Vice Chair Rigler had issues and confusion with the site plan, asking if the house can be reduced or moved to accommodate the PAKA. Director King explained that the house was previously approved by the Commission, noting that the property is very much non-conforming.

Member Jaffarian stated there is no visual description, asking what the benefit is. Director King responded that staff would like the PAKA to be removed and require the lot to have an open animal keeping area due to the misshaped lot.

In response to Chair Leonard, Director King responded that the outline is for a future pool.

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

Andrew Valenzuela, applicant, noted that the pool was missing from the first plan as it was for a grading permit, and stated that most of the lots next to his do not have the ability to fit a PAKA. He added that he cannot move the house as the code requires certain setbacks to be met.

In response to Vice Chair Rigler, Mr. Valenzuela stated the home is 2,600 square feet with a 700 square-foot attached garage.

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

Member Hedges felt it needed to be a PAKA, Member Azevedo and Chair Leonard both agreed.

**M/S HEDEGES/JAFFARIAN** to adopt Resolution 2016-68, to approve Variance 2016-02 Mod. 1, to allow a modification of the requirements for a PAKA (based on Exhibit C), on a vacant parcel identified with the Assessor's Parcel Number 168-021-009, located on the south side of Mt. Rushmore Drive; the motion was carried by the following roll call vote:

**AYES: LEONARD, RIGLER, AZEVEDO, HEDGES, JAFFARIAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

November 9, 2016

- F. Zone Code Amendment 2016-05 (City):** To amend Section 18.30.46 modifying regulations for second units to recognize new state requirements that go into effect on January 1, 2017. **Recommended Action: Approval(Planning Director)**

Director King presented the staff report on file in the Planning Department. Staff recommends approval.

Member Hedges asked if this refers to the "elderly" unit the Commission often sees. Director King explained that this is a different regulation, as the "elderly" units are reviewed through a conditional use permit.

Vice Chair Rigler asked if the zoning for the property will be changed, would it be zoned for one residence; Director King stated the zoning stays the same and he referenced the existing ordinance with the clause that the second unit cannot be used for a finding of inconsistency the zoning density. Vice Chair Rigler noted that parking would be an issue if multiple residences on one street would add a structure, noting concerns on potential high density issues and issues with utilities. Director King clarified some of the issues.

Chair Leonard asked about connecting to city sewer, and the addition of the garage; Director King stated that the new law will not let the City prohibit the residence from converting a garage for residential use, but that the City would still require a replacement garage per its municipal code.

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

Bonnie Slager expressed concern about this new regulation, potential for excessive rentals, and more traffic.

Director King responded that the City will still require the 30% lot coverage, and noted that there is a housing crisis and this is the state's way to fix it. She asked if the City is required to make sure there is enough space for the animals, Director King stated that the city can no longer ask for evidence of that to get the unit approved, however if they wanted another structure on the property then at that point it would be required to prove there is the space. Slager feels the city is losing the animal keeping, Director King stated no, as the city was afforded special requirements due to our unique city, again he noted that this is the state making this requirement, Member Jaffarian clarified with dimensions and square footage to help all understand, and noted again this is the state making the City abide by these new regulations.

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

Member Hedges noted that the commission does not have a choice this is mandated.

Member Azevedo asked about the 10 foot requirement, Director King stated it has to be 10 feet from the primary, if there is a pool right behind the house, the pool would have to be removed.

Member Jaffarian in the Code Page 3, Section 4, Sub-Section B, reads code, Director King stated that you could not use the accessory building to be included in the density even if you have an accessory unit it will still be considered a single family property, Member Jaffarian can we deny based on that it changed the area, Director King stated no, the city cannot use density zoning to deny approval.

Vice Chair Rigler read from the exhibit, no setbacks shall be required for a garage converted to a dwelling unit, Director King stated the city will require the resident to add a garage, and once that is applied for that will be when the open animal keeping will be required.

**M/S JAFFARIAN/HEDGES** to adopt Resolution 2016-67, recommending that City Council approve Zone Code Amendment 2016-05 to amend Section 18.30.46 "Second Units" of the Norco Municipal Code modifying regulations for Second Units to reflect the new state law; the motion was carried by the following roll call vote:

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

**4. BUSINESS ITEMS:**

- A. Specific Plan 85-1/Architectural Review 2016-02 (Hemborg Ford):** a request for approval of a proposed building remodel for Hemborg Ford located at 1900 Hamner Avenue in the Auto Mall Specific Plan.  
**Recommended Action: Approval(Planning Director)**

Planning Director King presented the staff report on file in the Planning Department and staff recommends approval.

Applicant present and in audience, but did not speak.

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

**M/S JAFFARIAN/RIGLER** to adopt Resolution 2016-65, to approve Architectural Review 2016-02 to allow a proposed building remodel for Hemborg Ford; the motion was carried by the following roll call vote:

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

5. PLANNING COMMISSION / STAFF COMMUNICATIONS:

- A. Oral Reports from Various Committees: Member Jaffarian regarding Ad-HOC meeting focus was that we cannot treat all accessory buildings the same, then the types of buildings, making requirements for certain buildings, and next meeting a date was not set.
- B. Request for Items on Future Agenda (within the purview of the Commission)  
**NONE**

**ADJOURNMENT:** Chair Leonard adjourned the meeting at **9:20 p.m.**

Respectfully submitted,

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Steve King, Secretary  
Planning Commission

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** December 14, 2016

**SUBJECT:** Tentative Parcel Map 37173 (Norco Equestrian LLC): A request to subdivide 3.25 acres into two lots located on the west side of Hamner Avenue between Fifth Street and Sixth Street in the C-G (Commercial General) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission continue this item off-calendar.

**BACKGROUND:** The applicant team is still working with the Engineering Division for needed information and it was pre-maturely advertised. If the item gets continued off-calendar it will have to be re-advertised for a new public hearing.

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** December 14, 2016

**SUBJECT:** Variance 2016-03; Special Sign Permit 2001-04, Amendment 2 (Norco Urgent Care): A Request for Approval of an Amendment to Special Sign Permit 2001-04 to increase the allowed square-footage of an existing freeway sign at 1325 Hamner Avenue in the Gateway Specific Plan zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve Special Sign Permit 2001-04 Amendment 2 and Variance 2016-03 by adopting Resolutions 2016-72 and 2016-73 respectively.

**SUMMARY:** This is a requested amendment to an existing freeway-oriented sign at 1325 Hamner Avenue to increase the allowed maximum size of 250 square feet to 376 square feet consisting of two additional canisters (84 square feet and 42 square feet).

**BACKGROUND:** On November 14, 2001 the Planning Commission approved Special Sign Permit 2001-04 for a 35-foot high freeway-oriented sign with three canisters for three freeway-oriented businesses (Five Guys, Popeye's, and Wahoos). At the time the Norco Municipal Code required that freeway signs, not associated with a shopping center, only be for freeway-oriented uses which included restaurants. That has since changed to allow advertising for any business without restriction to the type of business as the restriction was not consistent with free speech rights in the constitution.

The freeway-oriented sign was approved at 250 square feet, the maximum size allowed, and 35 feet tall. That sign was never constructed because of existing tree obstructions along the freeway that would have blocked visibility of the sign at that height. It was concluded by the applicant that there would have been no benefit in trying to attract the traveling public since the sign would have largely gone unnoticed until it was too late for traffic to maneuver to freeway off-ramps.

This is the same location that was considered by the Planning Commission on October 13, 2004 for a new freeway sign along with a variance request (Special Sign Permit

2004-04, Variance 2004-04) to increase the square-footage of the approved freeway sign (Special Sign Permit 2001-04) that had not yet been constructed. The Variance was a request to allow the proposed sign to exceed the allowed maximum square footage of 250 square feet by 398, for a total of 648 square feet. Both Variance 2004-04 and Special Sign Permit 2004-04 were denied and the applicant was informed that there were two options going forward: either build the freeway sign as approved or seek an amendment requesting an increased height. The applicant ultimately chose the latter and the Planning Commission approved the first amendment to Special Sign Permit 2001-04 that increased the height to 90 feet.

**ANALYSIS:** The current proposal to amend the existing sign by increasing the square-footage still requires a variance since the existing sign is at the maximum allowed size of 250 square feet. The proposed increase is 126 square feet for a total sign area of 376 square feet. Two additional canisters are proposed: the first at 84 square feet to advertise the urgent care facility and the second at 42 square feet to advertise the City and Horsetown USA.

The applicant claims that the justification for the increased square footage is for a needed public service to advertise the location of the urgent care and identification of the City and Horsetown USA to freeway travelers. The table below shows a comparison of the proposed sign amendment with other freeway-oriented signs in the City. The signs that are larger than 250 square feet are for neighborhood center signs where the center exceeds five acres in size and larger signs are permitted.

BUSINESS(ES)/SIGN	LOCATION	SQUARE FEET	HEIGHT ABOVE GRADE	HEIGHT ABOVE FREEWAY
Five Guys/Popeye's/Wahoo's (proposed amendment)	w. side freeway	250 (376)	90 ft.	110 ft.
Target Center	w. side Hamner	675	50 ft.	75 ft.
Chaparral Center	w. side freeway	420	60 ft.	102 ft.
Arco	w. side Hamner	250	94 ft.	120 ft.
McDonald's/Chevron	e. side freeway	250	90 ft.	102 ft.
Hobby Lobby/Floor Decor Center	w. side freeway	650	90 ft.	87 ft.
Union 76 (Hidden Valley)	w. side freeway	250	60 ft.	57 ft.
Shell (Hidden Valley)	w. side freeway	250	90 ft.	90 ft.
Polly's Pies	w. side freeway	378	65 ft.	54 ft.

The project has been conditioned so that the canister devoted to city identification be changed to a solid material such as a cut metal silhouette panel to eliminate any on-going maintenance costs and that the design be approved by the Architectural Review Subcommittee prior to the issuance of a building permit. Also prior to the issuance of a

building permit the contractor needs to demonstrate to the satisfaction of the City's plan checker that the footings for the sign structure can accommodate the increased windload of the new panels.

**Attachments:**

**Resolution 2016-72 (Special Sign Permit 2001-04, Amd. 2)**

**Resolution 2016-73 (Variance 2016-03)**

**Exhibit "A" – Existing Freeway Sign**

**Exhibit "B" – Proposed Amendment 2**

**Exhibit "C" – Aerial Photo**

## RESOLUTION 2016-72

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING SPECIAL SIGN PERMIT 2001-04, AMENDMENT 2 FOR EXPANSION OF AN EXISTING FREEWAY-ORIENTED PYLON SIGN ON PROPERTY LOCATED AT 1325 HAMNER AVENUE LOCATED WITHIN THE C-G (COMMERCIAL GENERAL ZONE). SPECIAL SIGN PERMIT 2001-04, AMENDMENT 2.**

WHEREAS, **NORCO URGENT CARE**, 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 modification to an existing free-standing, freeway-oriented pylon sign structure located on 1325 Hamner Avenue.

WHEREAS, at the time set, at 7 p.m. on December 14, 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 exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 1 (Existing Facilities).

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

**I. FINDINGS:**

- A. The freeway-oriented pylon sign modification 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 modification to the existing freeway-oriented pylon sign will not adversely affect land uses or property in the same proximity of where it is located.
- C. The requested modification of the existing freeway-oriented sign will not cause visual interference for the traveling public nor interfere with the sighting of other signs or nearby buildings.
- D. The sign dimensions including height and area are in proportion to the site and the viewing needs.
- E. The City of Norco acting as Lead Agency has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 1 (Existing Facilities).

## II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 14, 2016 that after due consideration of the evidence and testimony presented at the public meeting, does hereby grant Special Sign Permit 2001-04, Amendment 2, subject to compliance with all applicable provisions of the Norco Municipal Code and the following conditions:

1. Approval is based on Exhibit "A" – Existing Freeway Pylon Sign and Exhibit "B" – Proposed Freeway Pylon Sign Modification, both dated as "received August 16, 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 new sign panels shall not be installed 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 proposed canister shown on Exhibit "B" for "City of Norco, Horsetown USA" shall be replaced with a non-canister solid material sign or artwork depicting a western or equestrian theme, the design of which shall be approved by the Architectural Review Subcommittee prior to the issuance of a building permit. The design shall be a solid material, such as a cut metal silhouette, that does not require on-going maintenance or repair. The tenant that is responsible for the "Urgent Care" canister as depicted on Exhibit "B" shall be responsible for any repair work to the "City of Norco, Horsetown USA" sign panel that is needed due to damage or wear.
5. Any business tenant advertising on the pylon sign shall be responsible for the maintenance and upkeep of its respective canister including repair and restoration as the need arises for a maintained appearance, unless an agreement for maintenance is in place with the owner of the pylon sign to do it. In the event that a business tenant has not maintained its portion of the pylon sign the owner of the sign shall be responsible.
6. Prior to the issuance of a building permit the applicant shall provide whatever information, and/or structural improvements, that the Building Division Plan Checker needs to verify that the existing pylon sign structure is able to absorb the additional windload factor of the additional sign panels.

7. The approval of this permit shall be suspended in the event of non-compliance with any of the conditions of approval, or compliance with City of Norco sign standards.

##

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held July 27, 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 held on December 14, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

## **RESOLUTION 2016-73**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.37.12(B) "SIGNS PERMITTED IN THE C-O, C-G, C-4, M-1 ZONES" TO ALLOW THE REQUIRED MAXIMUM SIZE OF 250 SQUARE FEET FOR A FREEWAY-ORIENTED SIGN TO BE INCREASED TO 376 SQUARE FEET. VARIANCE 2016-03**

WHEREAS, **NORCO URGENT CARE**, submitted an application to the Planning Commission of the aforesaid City, a request for a variance from the provisions of Section 18.37.10(5)(6) of the Norco Municipal Code, for approval of a modification to an existing free-standing, freeway-oriented pylon sign structure located on 1325 Hamner Avenue.

WHEREAS, at the time set, at 7 p.m. on December 14, 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 exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 1 (Existing Facilities).

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

**I. FINDINGS:**

A. The variance request to increase the size of an existing 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 modification to the existing freeway-oriented pylon sign will not adversely affect land uses or property in the same proximity of where it is located.

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

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

E. The City of Norco acting as Lead Agency has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 1 (Existing Facilities).

**II. DETERMINATION:**

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 14, 2016 that after due consideration of the evidence and testimony presented at the public meeting, does hereby grant Variance 2016-03, subject to compliance with all applicable provisions of the Norco Municipal Code and the following conditions:

1. Construction that is authorized by approval of Variance 2016-03 shall be in accordance with the provisions and conditions of Resolution 2016-72 for approval of Special Sign Permit 2001-04, Amendment 2.
2. Approval is based on Exhibit "A" – Existing Freeway Pylon Sign and Exhibit "B" – Proposed Freeway Pylon Sign Modification, both dated as "received August 16, 2016 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.

##

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held July 27, 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 held on December 14, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California



**CONSTRUCTION DETAILS**

URGENT CARE: WHITE 3/16" LEXAN PANEL WITH RED VINYL COPY  
 CITY OF NORCO HORSE TOWN: WHITE 3/16" LEXAN PANEL  
 CABINETS: STEEL FRAMED, ALUMINUM SKINED LED ILLUMINATED. PAINTED TO MATCH EXISTING



**RECEIVED**  
 AUG 16 2016

BY: .....

**ST. GA. LIC.# 830443**

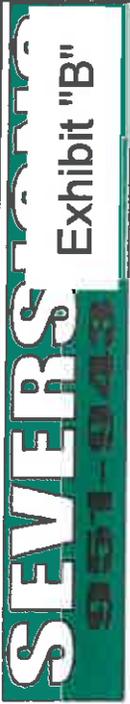
**DRAWN BY: DS**

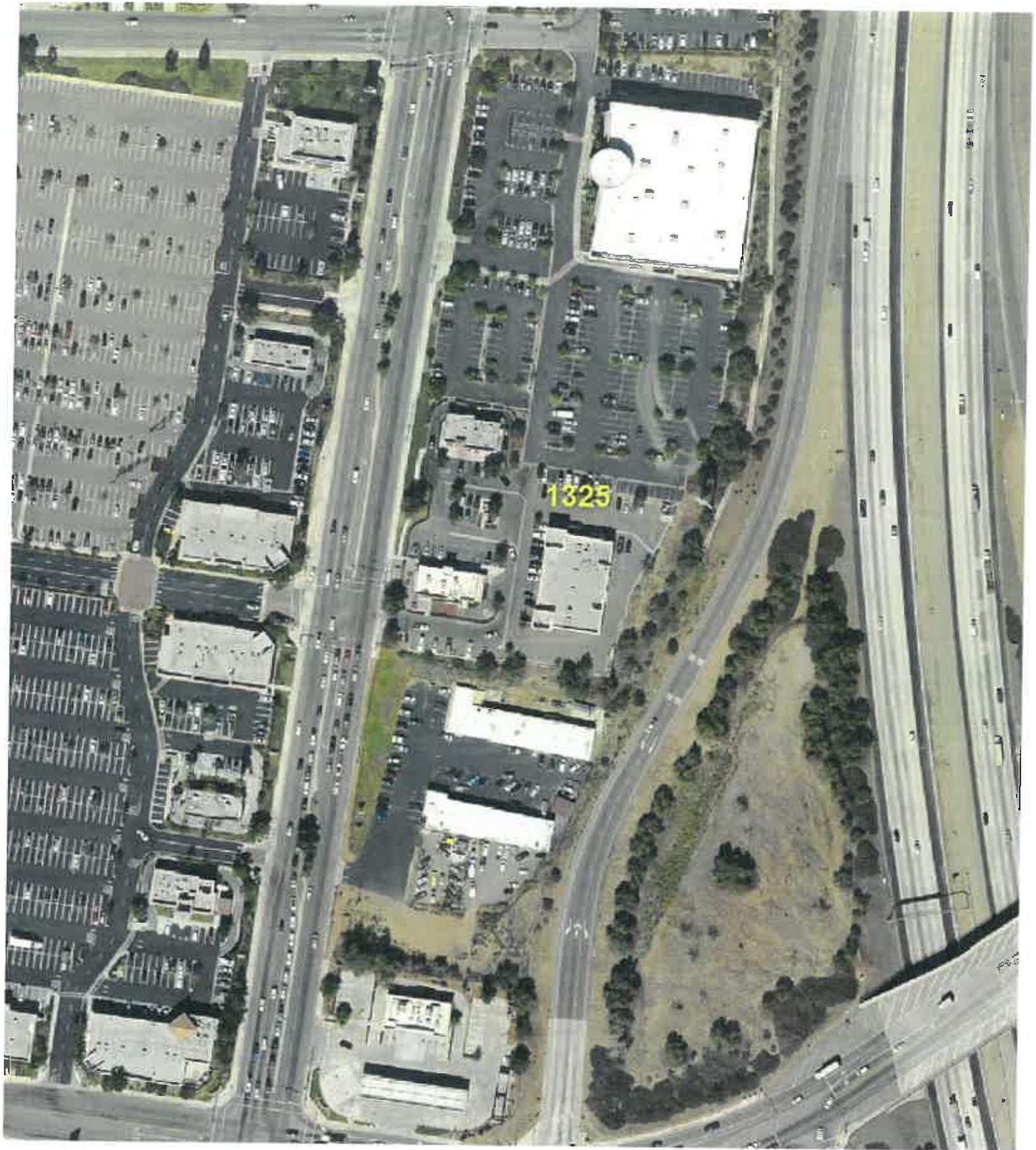
DATE:

FILE NAME:

CLIENT: JULIE BEARIE

LOCATION: 1295 HAMNER AV #C  
 NORCO, CA.





**Exhibit "C"**

**JOB INFORMATION**  
**NORCO CENTER**  
**NORCO, CA**  
**1245 Hammer**

**SALESPERSON**  
**JOHN HADAYA**  
**DESIGNER**  
**M. GERNAR**  
**SKETCH NO.**  
**NORCO001**  
**DATE**  
**05-12-2004**

**REVISION DATES**  
**06-19-06 DAG**  
**05-12-05 DAG**  
**05-13-05 DAG**  
**05-13-05 DAG**

**VOLTAGE**  
**120 VOLTS**  
**PRIMARY ELECTRICAL**  
**TO BE LOCATED 8 TO 10 FT**  
**FROM THE SIGN**  
**4.00 AMP CIRCUIT**  
**WITH AN SHARD NEUTRAL**  
**AND A GROUND RETURNING TO**  
**THE SERVICE PANEL**  
**ALL INSTALLATIONS**

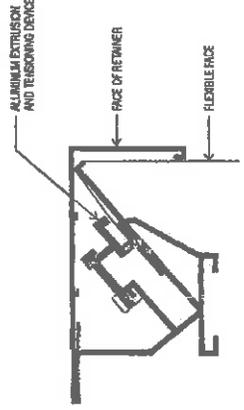
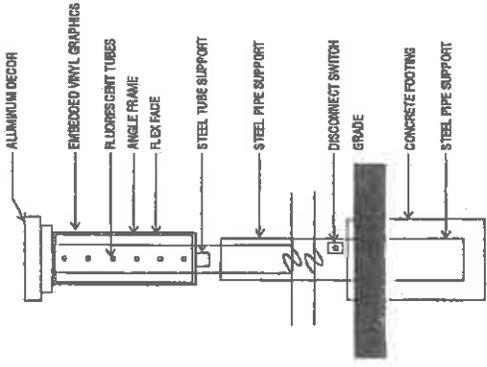
**COLORS REQUISITE FOR**  
**PRESCRIPTION PURPOSES ONLY**  
**THEY WILL NOT MATCH YOUR**  
**DESIGNED PRODUCT EXACTLY**  
**UNLESS YOU SPECIFY THE**  
**FINISH TO BE USED AS POSSIBLE**  
**THIS ORIGINAL DESIGN IS THE**  
**SOLE PROPERTY OF ULTRASCOPES**  
**IT CANNOT BE REPRODUCED**  
**COPIED OR LAMINATED, IN WHOLE**  
**OR PART, WITHOUT CONSENT**  
**FROM ULTRASCOPES**

Page 11 of 3

2005BDD980  
**PLAN CHECK NO.**  
**CLIENT APPROVAL**

**RECEIVED**  
**AUG 16 2016**

BY: **Exhibit "A"**



TYPICAL FLEXIBLE FACE RETAINING SYSTEM

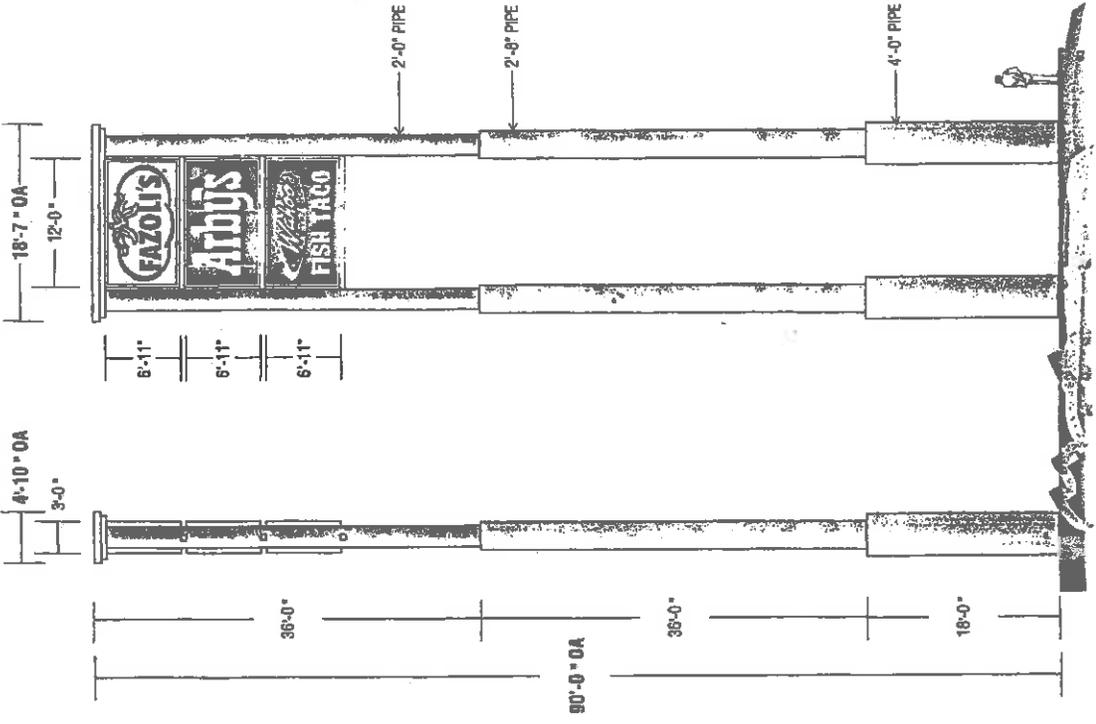
**CITY OF NORCO** ALL STRUCTURAL SPECS AS PER CERTIFIED ENGINEERING  
**APPROVED**  
**JUL 19 2005**  
**SECTION**  
**SIGN TO BE UL APPROVED AND BEAR UL LABEL**  
**DOUBLE FACED INTERNALLY ILLUMINATED**  
**PYLON DISPLAY**

JUN 21 2005

**A** **NEW DOUBLE FACED INTERNALLY ILLUMINATED LEXAN FACED**  
**GROUND DISPLAY** SCALE 3/32" = 1'-0"  
**USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND**  
**STEEL PIPE SUPPORT INTO CONCRETE FOOTING.**  
**DECORATE FRONT SURFACE OF FLEXIBLE VINYL FACES WITH THERMALLY**  
**EMBEDDED VINYL GRAPHICS.**  
**PAINT ALL EXPOSED METAL SURFACES MATTHEWS SATIN ACRYLIC**  
**POLYURETHANE COLORS.**  
**ILLUMINATE WITH C/W/O FLUORESCENT TUBES AT 1'-0" ON CENTER.**  
**SEE ENGINEER'S SPECS FOR STRUCTURAL CALCULATIONS.**

**NOTE: GRAPHICS COLORS AND STYLES TO BE PROVIDED BY**  
**APPROVED**  
**CITY OF NORCO**  
**PLANNING DEPARTMENT**  
**APPROVED** **DATE 6-22-05**

**VERIFY EXACT COLOR**



**SEE TENANT GRAPHICS PAGE FOR EXACT TENANT GRAPHICS**  
**ELEVATION**  
**SIDE VIEW**

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** December 14, 2016

**SUBJECT:** **Conditional Use Permit 2016-02, Modification No. 1 (Glaser):**  
A request to modify an existing approval that allowed a 1,440 square-foot Recreational Vehicle (RV) garage and storage building with an attached 88 square-foot breezeway, by replacing it with a 2,400 square-foot Recreational Vehicle (RV) garage and storage building at 2957 Norco Drive located within the A-E (Agricultural Estate) Zone

**RECOMMENDATION:** Staff recommends that the Planning Commission review the proposed project, the architectural design, the proposed setbacks, building height and size, and lot coverage in its determination to approve or deny the project.

**BACKGROUND:** At the meeting of March 9, 2016, the Planning Commission approved Conditional Use Permit 2016-02, which was a request for approval to allow a detached accessory building consisting of a 1,440 square-foot Recreational Vehicle (RV) garage and storage building with an attached 88 square-foot breezeway at 2957 Norco Drive.

There is an existing 440 square-foot storage shed (constructed with permits) at the rear of the property. The above mentioned approval was to attach the 1,440 square-foot structure to the existing shed with an 88 square-foot covered breezeway. With the proposed 1,440 square-foot structure, the 88 square-foot covered breezeway and the existing 440 shed, the total square footage of accessory building space would be 1,968 square feet.

With this modification, the applicant is proposing to replace the approval with plans to construct a 2,400 square-foot Recreational Vehicle (RV) garage and storage building. If approved, this building will replace the existing shed so it will be demolished.

**PROJECT DESCRIPTION/ANALYSIS:** Conditional Use Permit 2016-02, Modification No.1 is a request for approval to allow an accessory building consisting of a 2,400 square-foot Recreational Vehicle (RV) garage and storage building at 2957 Norco Drive (ref. Exhibit "A" – Location Map). The property consists of about .55 acres/24,167 square-feet and is developed with a single family residence consisting of 2,633 square feet and an attached garage consisting of 576 square feet (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit (CUP) by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "D" – Site Plan and Exhibit "E" – Building Elevations,). The

building is proposed at the rear of the property, proposed to be of metal construction with the exterior painted to match the existing house (ref. Exhibit "F" – Color Pallet).

The table below states the standard requirements of accessory buildings in the A-1-20 Zone. Standard requirements are established in the NMC so as to minimize any potential negative impacts to adjoining properties and are designed such that compliance to those standards is conclusive evidence that any potential impacts have been reduced to levels that are not going to be significant to adjoining properties. Staff and the Planning Commission can identify other potential impacts through the review process but where no other impacts are identified the conclusion is that that project is not anticipated to have significant negative impacts on neighboring properties.

ACCESSORY BUILDING DEVELOPMENT STANDARDS FOR THE <u>A-E</u> ZONE PER NORCO MUNICIPAL CODE		DOES THE PROJECT MEET THESE STANDARDS?
Setbacks:	1. 5 feet from interior side and rear yard property lines. 2. 10 feet from other buildings.	YES
Height:	Building less than 864 square feet: 14 feet* Building 864 square feet and greater: 20 feet* * (or as approved by the Planning Commission)	YES  (18.5 feet to the roof peak)
Lot Coverage:	Not more than 40% of the total lot area (this is different from the A-1 Zone which is max 40% of the flat pad)*	YES  (26% coverage proposed)
	*Planning Commission recommendation to City Council: Not more than 30% of flat pad (4% grade or less, which may or may not affect the A-E Zone	YES

Animal keeping is allowed on properties in the A-E zone; however, a contiguous open animal area is not required to be shown on site plans with the review of accessory buildings as required in the A-1 zone. The applicant is however showing an open animal keeping area towards the center of the property, that is rectangular in shape, a minimum of 24 feet on each side, and that is at least 576 square feet times the five animal units allowed on the property. The standards used in plotting the open animal keeping area are the same as the ones required in the A-1 zone.

**IMPACT ANALYSIS:** Projects that are classified as "in-fill development" are categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines. To be classified as "in-fill development" a project must meet certain minimum criteria: 1) consistent with the General Plan and Zoning designations; 2) within City limits on a project site of no more than 5 acres; 3) project site has no value as habitat for endangered, rare, or threatened species; 4) the project will not have any significant effects relating to traffic, noise, air quality, or water quality; 5) the site can be served by all required utilities and public services. Most accessory buildings meet the "in-fill development" criteria although this does not automatically mean that other impacts cannot be identified in the review process thereby necessitating further environmental review.

The application submitted for this modification has been attached for the Commission's review, which includes the Environment Information Form (ref. Exhibit "G" – Application). The

Commission has the discretion to require changes to the project to ensure that items listed in this form are properly addressed if not already done through the proposed design.

The project was provided to the Architectural Review Sub-Committee (ARC). One member of the ARC had no comments on the architecture. The other member was concerned that the massing of the building places the tallest element closest to the neighbors and not the center of the lot. This member also indicated that the aesthetic, even with the color combinations, appeared to be too industrial for the location on the property. No recommendations for change were provided, but the Planning Commission in its review of the CUP can require modifications to the architecture. For the benefit of the Commission, pictures of the home on the subject lot and surrounding homes have been provided to assist the Commission in their determination on the architectural compatibility of the proposed structure (ref. Exhibit "H"—Photos of Neighboring Homes).

**FINDINGS/CONCLUSIONS:** As designed and shown in the table above the project meets the minimum development standards established in the Norco Municipal Code with respect to setbacks, building height, and lot coverage. The setback requirements are met, the building does not exceed the allowed maximum height of 20 feet, and does not exceed the current allowed maximum lot coverage (40%).

From the Governor's Office of Planning and Research (OPR) a CUP allows a city to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process. A CUP can provide flexibility within a zoning ordinance and is also used to control certain uses which could have a detrimental effect on the community.

Per Chapter 18.45 of the NMC:

*The purpose of the CUP is to review the location, site development, and/or conduct of certain land uses (and buildings). These are uses which generally have a unique and distinct impact on the area in which they are located, or are capable of creating special problems for adjacent properties unless given special review and special conditions. A Conditional Use Permit may be granted at the discretion of the Planning Commission, and is not the automatic right of any applicant.*

*The Commission in granting a Conditional Use Permit may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right of-way dedications, architecture, height of building, open spaces, parking areas, and conditions of operation of any enterprise or make any requirements that the Commission may consider necessary to prevent damage or prejudice to adjacent properties, or detriment to the welfare of the community.*

*Before a Conditional Use Permit may be granted, the Commission, or Council upon appeal to it, shall make a finding from the evidence as submitted, that all four of the following conditions exist in reference to the property being considered:*

- (1) *The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.*

Consistency with zoning requirements and minimum development standards that are designed to address and minimize potential impacts, is deemed appropriate for the decision-making body to make this finding. If the Planning Commission in its discretion is satisfied that current standards are enough to promote the General Plan Land Use Element goal of preserving a small-plot agricultural, animal-keeping and equestrian lifestyle, this finding can be made for this project.

- (2) *The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.*

This project is exempt per CEQA and no significant negative impacts have been identified to cause further review. However, in its determination the Planning Commission can also consider the building's architecture (per the ARC's comments) and size in making this finding.

- (3) *The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.*

The proposed building combined with existing buildings cover 26% of the total lot where 40% coverage is currently allowed. Furthermore, the project meets all the setback requirements. To make this finding the Planning Commission can also consider the building's architecture (per the ARC's comments) and size to make this finding.

- (4) *The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.*

The proposed accessory building is allowed in the A-E zone and considered within the parameters of a residential use on this property and therefore should not impose an undue burden on streets or highways. This finding can be made for this project.

No written concerns or comments were received from surrounding neighbors. The public notice gives the option of submitting input (in this case opposition) in writing or by coming to the Planning Commission meeting.

/adr

Attachments: Resolution 2016-63  
Exhibit "A" – Location Map

- Exhibit "B" – Assessor's Parcel Map
- Exhibit "C" – Aerial and Site Photos
- Exhibit "D" – Site Plan
- Exhibit "E" – Building Elevations
- Exhibit "F" – Color Pallet
- Exhibit "G" – Application
- Exhibit "H" – Photos of Neighboring Homes

## **RESOLUTION NO. 2016-71**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,400 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AND STORAGE BUILDING AT 2957 NORCO DRIVE DRIVE LOCATED WITHIN THE A-E (AGRICULARUAL ESTATE) ZONE. (CONDITIONAL USE PERMIT 2016-02 MODIFICATION #1)**

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 RANDAL GLASER for property located at 2957 Norco Drive (APN 130-312-022); 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 December 14, 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 Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

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

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 14, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan AND Exhibit "E" – Building Elevations, dated October 13, 2016 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. The structure shall complement the existing house in color.
9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a RV garage and storage. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The existing 440 square-foot storage shed on the property shall be demolished before a building permit for the subject structure issued. Applicable demolition permits shall be obtained from the Building Division.
13. This resolution replaces Resolution 2016-14 in its entirety.

##

Resolution No. 2016-71  
Page 4  
December 14, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 14, 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 regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on December 14, 2016, by the following roll call vote:

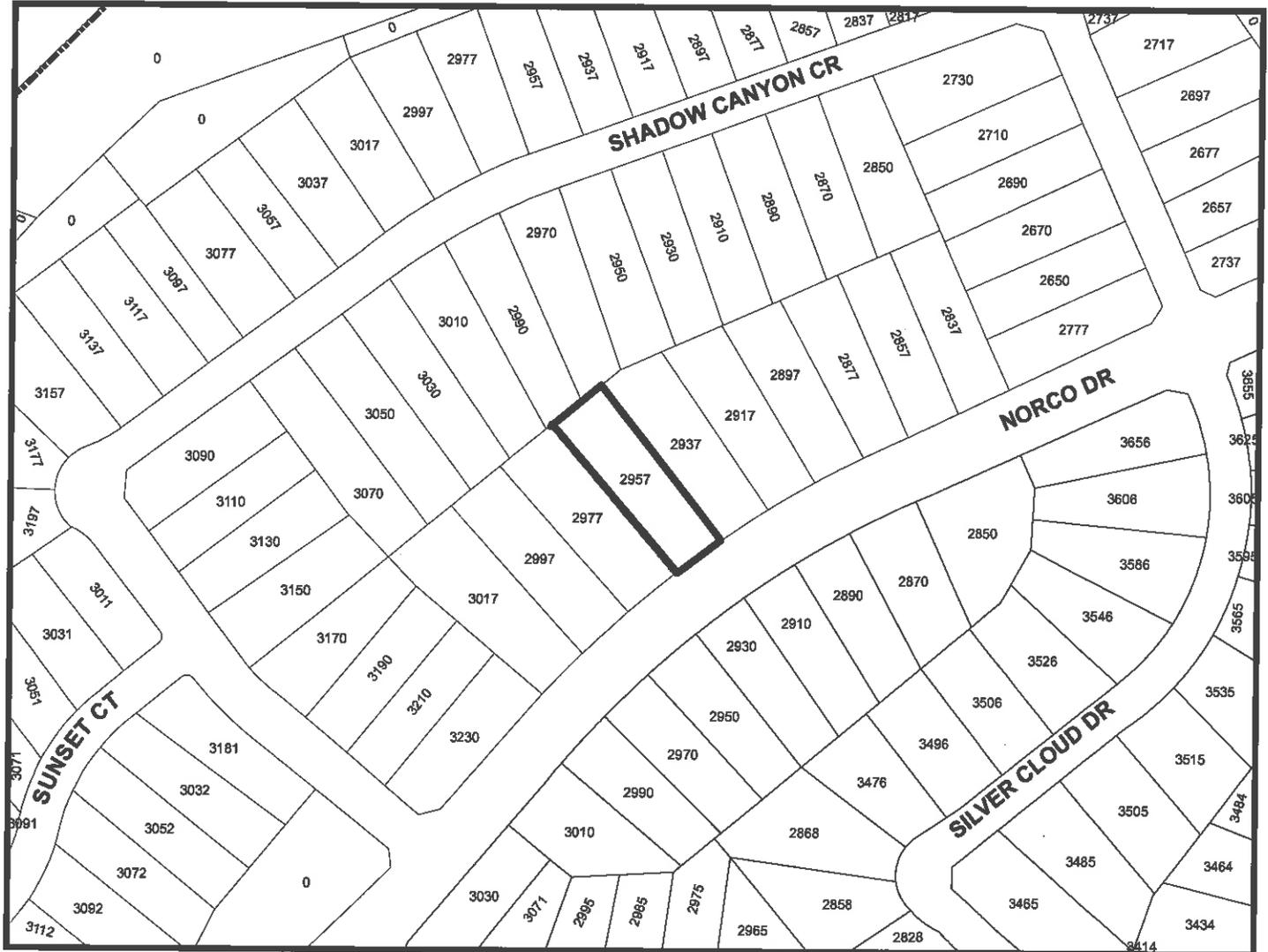
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/dl

# Location Map



Not to Scale



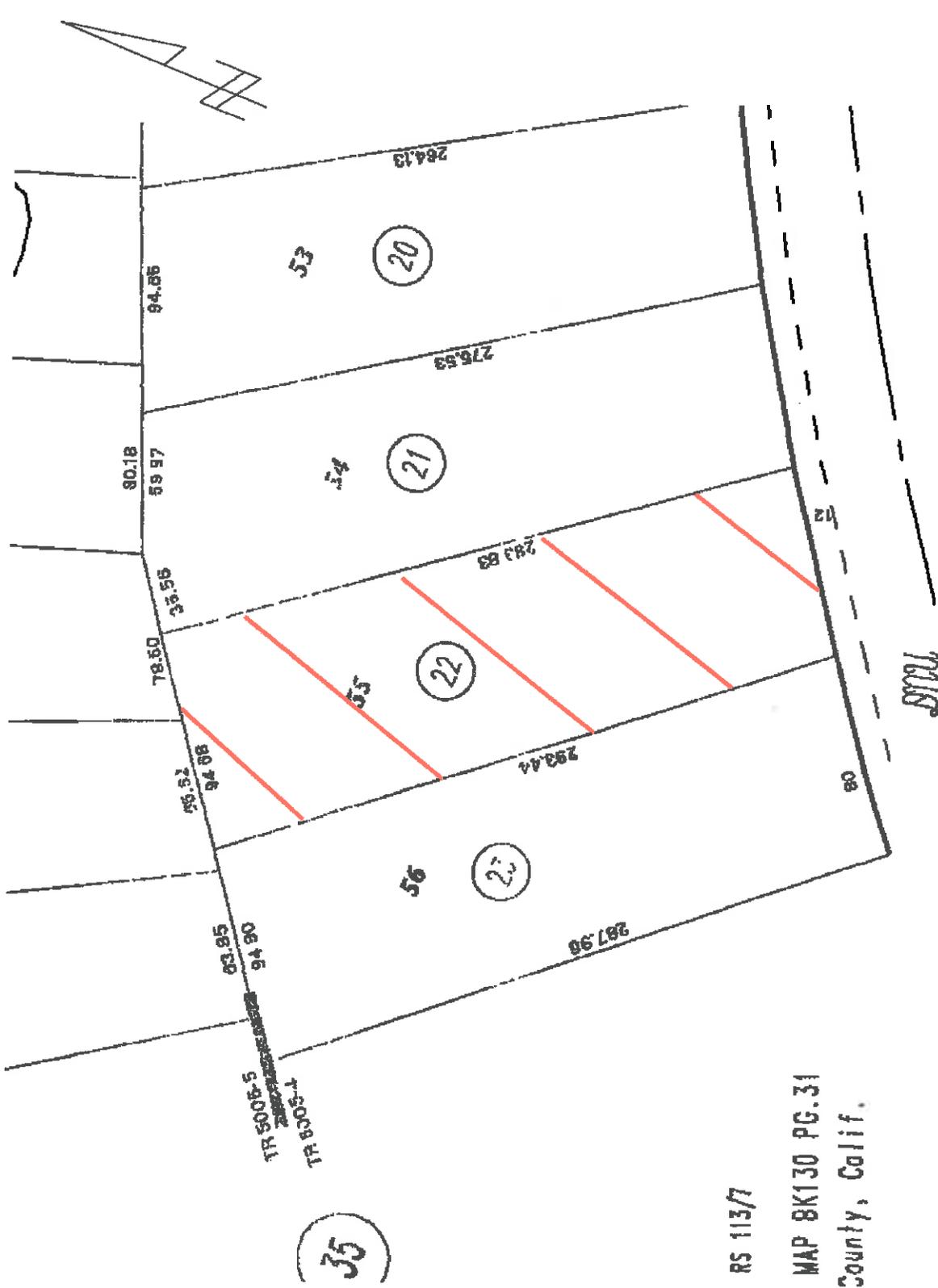
**PROJECT:** Conditional Use Permit 2016-02 Amendment #1

**APPLICANT:** Randal Glaser

**LOCATION:** 2957 Norco Drive

## Exhibit "A"

# APN MAP



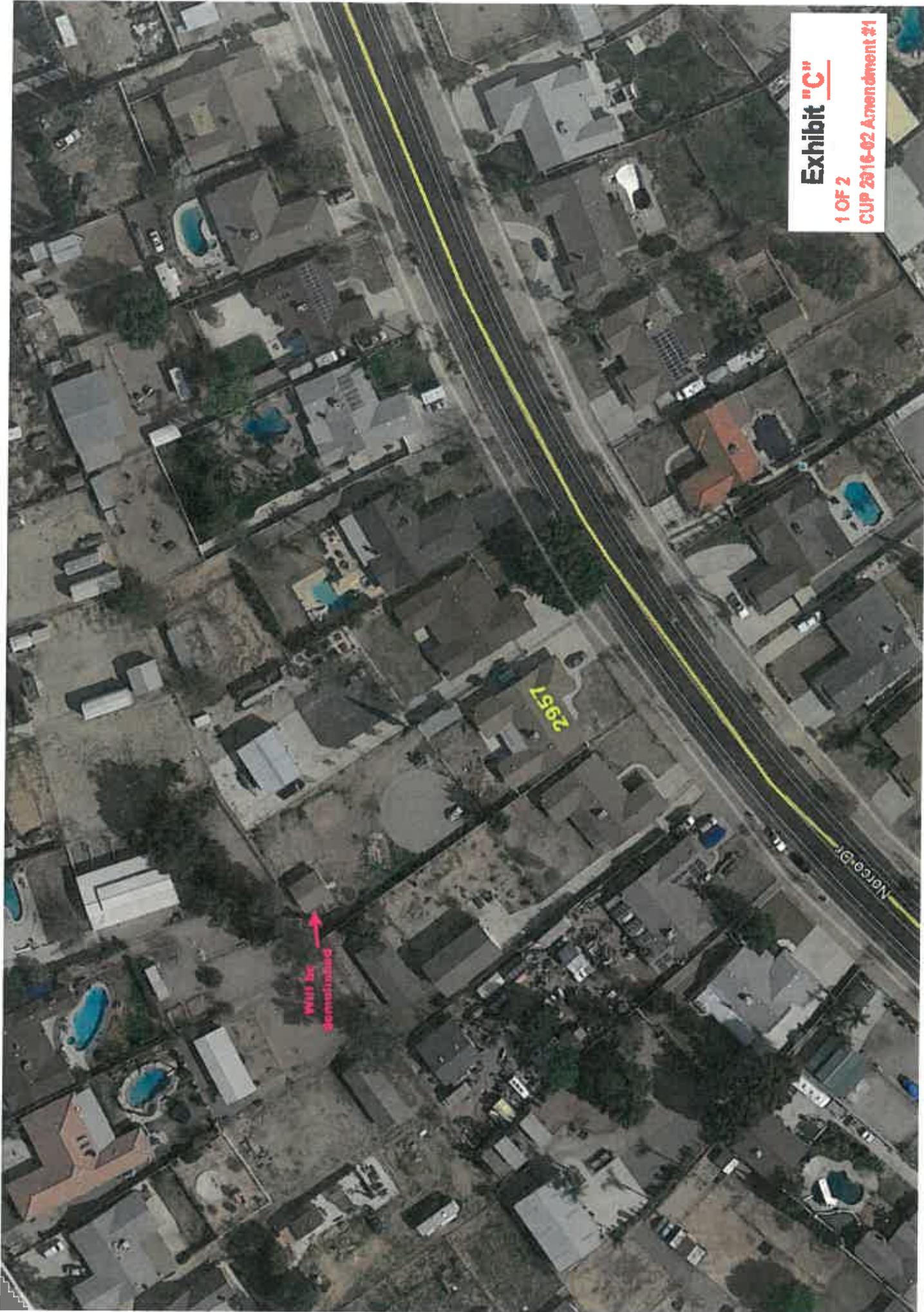
TR 5008-5  
TR 8305-1

RS 113/7  
MAP 8K130 PG. 31  
County, Calif.

2957

Wall for  
Removal

Norco Dr



# PHOTOS



Access to the back of the property



Structure is to be removed



Structure is to be removed



Approximate location of the proposed building

## EXHIBIT "C"

CUP 2016-02 Modification #1

Page 2 OF 2

## **RESOLUTION NO. 2016-71**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,400 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AND STORAGE BUILDING AT 2957 NORCO DRIVE DRIVE LOCATED WITHIN THE A-E (AGRICULARUAL ESTATE) ZONE. (CONDITIONAL USE PERMIT 2016-02 MODIFICATION #1)**

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 RANDAL GLASER for property located at 2957 Norco Drive (APN 130-312-022); 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 December 14, 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 Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

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

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 14, 2016 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan AND Exhibit "E" – Building Elevations, dated October 13, 2016 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. The structure shall complement the existing house in color.
9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a RV garage and storage. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The existing 440 square-foot storage shed on the property shall be demolished before a building permit for the subject structure issued. Applicable demolition permits shall be obtained from the Building Division.
13. This resolution replaces Resolution 2016-14 in its entirety.

##

Resolution No. 2016-71  
Page 4  
December 14, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 14, 2016.

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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 regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on December 14, 2016, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/dl

1755.34 + 473

COPY MOD



# CITY OF NORCO

## UNIFORM APPLICATION

File No: 2016-02 ~~Amend~~ #1  
Related Files:  
Date Filed: 10/13/16  
Fees Paid: 213,772 + 473  
= 268,677

### GENERAL INFORMATION:

Project Location: 2957 HORIZ DRIVE NORCO CA 92860	
Property Owner: MILK + Peggy Messersmith Address: 2957 HORIZ DRIVE NORCO CA 92860 Telephone: [REDACTED] Fax: [REDACTED] E-mail: [REDACTED]	Applicant: RAVIOL GIBSON Address: PO BOX 292270 PHOENIX AZ 85029 Telephone: 760-553-3444 Fax: 760-868-1425 E-mail: RSTeelmy6an@arcv.com
Engineer: OMAR ABU-YASEIN Address: 5911 RENAISSANCE PI #B TOLEDO OHIO 43623 Telephone: 419-292-1983 Fax: N/A E-mail: N/A	Architect: OMAR ABU-YASEIN Address: 5911 RENAISSANCE PI #B TOLEDO OHIO 43623 Telephone: 419-292-1983 Fax: N/A E-mail: N/A
General Plan: Zoning:	Site Acreage: .58 ACRES APN# 130-312-022-4 Assessor's Parcel Number: <del>053-509-800-2</del>
Description of Proposal: DETACHED METAL BUILDING 2400 SQ FT REMOVE EXISTING WOOD SIDED BUILDING 440 SQ FT	

### REQUESTED REVIEW:

<input checked="" type="checkbox"/> Conditional Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input checked="" type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input type="checkbox"/> Other

### APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: [REDACTED]	Applicant: [REDACTED]
Date:	Date: 10/13/16

EXHIBIT "G"  
10-13-16



# CITY OF NORCO

## CONDITIONAL USE PERMIT JUSTIFICATION FOR APPROVAL

ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW.  
ATTACH ADDITIONAL PAGES IF NECESSARY.

1. Explain how the requested conditional use permit will not adversely affect the general plan or the public convenience or the general welfare of persons residing or working in the neighborhood thereof.

Backyard Detached Garage  
Painted Metal Building - Attractive Trim  
Add Value to Neighborhood

2. Explain how the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

It Does Not Affect Neighbors -  
Look Attractive - Adds Value.

3. Explain how the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.

Rem of Property - Size Required  
For Homeowners RV - Boat and Vehicles  
to Be Out of Sight From Neighbors -

4. Explain how the traffic generated by the proposed use will not impose an undue burden on streets and highways in the area.

No Extra Traffic -

**FORM "I"**

**ENVIRONMENTAL INFORMATION FORM**

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: 12/13/14

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Homeowner MIKE & PEGGY MEISENBACH

2. Address of project: 2957 MARCO DRIVE 92860

3. Assessor's Block and Lot Number: ~~053-509-808-2~~ LOT # 55 TRACT 5005-4  
130-312-022-4

4. Name, address, and telephone number of person to be contacted concerning this project:  
RANDY GLASER 2957 MARCO DRIVE - MARCO CA 92860  
760-553-3444

5. Indicate number of the permit application for the project to which this form pertains:  
N/A

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:  
None

7. Existing zoning district:                     /

8. Proposed use of site (project for which this form is filed):  
DETACHED GARAGE - RV - BOAT VEHICLES -

PROJECT DESCRIPTION

9. Site size. 25,291 SQ FT

10. Square footage. 2400

11. Number of floors of construction. 1

12. Amount of off-street parking provided. 0

13. Attach plans. 10

14. Proposed scheduling. ASAP

15. Associated projects. NONE

16. Anticipated incremental development.                     /

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected.

1 UNIT / 2400 SQFT GARAGE - \$65,000<sup>00</sup>

18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities.

N/A

19. If industrial, indicate type, estimated employment per shift and loading facilities.

N/A

20. If industrial, indicate type, estimated employment per shift and loading facilities.

N/A

21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Demolished metal garage - slow animal keeping area.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

Yes

No

- 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours.
- 23. Change in scenic views or vistas from existing residential areas or public lands or roads.
- 24. Change in pattern, scale or character of general area of project.
- 25. Significant amounts of solid waste or litter.
- 26. Change in dust, ash, smoke, fumes or odors in vicinity.
- 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- 28. Substantial change in existing noise or vibration levels in the vicinity.
- 29. Site on filled land or on slope of 10 percent or more.
- 30. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc).
- 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- 33. Relationship to a larger project or series of projects.
- 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project?
- 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR?

ENVIRONMENTAL SETTING:

36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

GROUND FLAT 1<sup>ST</sup> GRADE  
NO PLANT OR TREES TO BE REMOVED - WE WILL BE REMOVING  
A OLD EXISTING SHED - (440 SQ FT)

37. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

ALL SURROUNDING PROPERTIES ARE SINGLE FAMILY HOMES,  
MUST HAVE STEEL DETACHED GARAGES ON THEM ALREADY.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 10/13/14	Signature: [Redacted]
	For:

# NEIGHBORING HOUSES PHOTOS



Left of the subject property – 2977 Norco Drive



Subject property, 2957 Norco Drive



Right of the subject property - 2937 Norco Drive



Across the street from the subject property- 2930 Norco Drive



Across the street from the subject property- 2910 Norco Drive

**EXHIBIT "H"**

CUP 2016-02 Modification #1

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** December 14, 2016

**SUBJECT:** Site Plan 2016-15 (Stultz): A request for approval to allow a detached accessory building consisting of a 320 square-foot patio cover at 2372 Lonestar Drive located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2016-70 approving Site Plan 2016-15.

Site Plan 2016-15 is a request for approval to allow an accessory building consisting of a 320 square-foot patio cover at 2372 Lonestar Drive (ref. Exhibit "A" – Location Map). The property consists of about .46 acres/20,014.4 square feet and is developed with a single family residence consisting of 2,611 square feet and attached 768 square foot garage (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 alumawood construction and with a tan or white painted exterior.

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 pool 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 11 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 20,014.4 square feet and 17,580 square feet with an average grade of 4% or less. The lot/pad coverage for the property is approximately 34% which takes into account the existing and proposed structures including the pool.**



## **RESOLUTION 2016-70**

**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 320 SQUARE-FOOT PATIO COVER AT 2372 LONESTAR DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2016-15**

WHEREAS, SEAN STULTZ 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 2372 Lonestar Drive (APN 129-371-007).

WHEREAS, at the time set; at 7 p.m. on December 14, 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 Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 14, 2016 that the application for Site Plan 2016-15 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 October 26, 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 patio cover. 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 2016-70  
Page 4  
December 14, 2016

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 14, 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 December 14, 2016 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/dl







EXHIBIT     C    

SP 2016-15  
Page 1 of 2

# PHOTOS



Access to the back of the property



Approximate location of the proposed building

**EXHIBIT "C"**

SP 2016-15

Page 2 OF 2



11' max

-This is a visual representation of the proposed building and will look similar to this picture example.

EXHIBIT "E"