



CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, July 12, 2017
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: Commission Member Danny Azevedo

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

OATH OF OFFICE: Re-appointed Commission Member Phil Jaffarian

ELECTION OF CHAIR AND VICE CHAIR

1. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
2. **APPROVAL OF MINUTES:**
 - A. Minutes of Regular Meeting of June 14, 2017. **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. **Conditional Use Permit 2017-05 (Riddell):** A request for approval to allow a detached accessory building consisting of a 990 square-foot garage at 275 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone.
 - B. **Conditional Use Permit 2011-10 (Enterprise):** A request for approval to renew and make permanent a conditional use permit that allowed an existing car rental business located at 2570 Hamner Avenue within the C-G (Commercial General) Zone.
 - C. **Conditional Use Permit 2016-38 / Variance 2017-04 (Olsen):** A request for approval to allow a 5,399 square-foot convenience store/service station with a 1,440 square-foot automatic carwash, and an attached 1,599 square-foot fast food building, and a request for approval for a variance from the front, side and rear-yard setback requirements for the proposed convenience store and carwash buildings located on the north side of Hidden Valley Parkway east of Yasment Street in the C-G (Commercial General) Zone.
4. **CONINUTED BUSINESS ITEMS:**
- A. **Site Plan 2017-03 (Rojas):** A request for site plan approval to change the residential building and land use to commercial for the property located at 1090 Sixth Street within the C-4 (Commercial) zone.
5. **BUSINESS ITEMS:**
- A. **Site Plan 2017-08 (West):** A request for site plan approval to increase the building from 3,250 to 4,300 square-foot restaurant for the property located on the east side of Hamner Avenue, between Fifth and Sixth Streets within the C-G (Commercial General) Zone.
 - B. **Discussion on conditions of approval for CUP 2015-14(Verizon/Core):** approved to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (George A. Ingalls Equestrian Center) located within the OS (Open Space) Zone.
6. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**
- A. Oral Reports from Various Committees
 - B. Request for Items on Future Agenda (within the purview of the Commission)

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)
Staff reports are on file in the Planning Division.
Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue. The meeting is recorded.



**CITY OF NORCO
PLANNING COMMISSION MEETING MINUTES**

**Wednesday, June 14, 2017
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:03 p.m.

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

PLEDGE OF ALLEGIANCE: Vice Chair John Rigler

APPEAL NOTICE: Read by Director King

1. PUBLIC COMMENTS: NONE

2. APPROVAL OF MINUTES:

A. Minutes of Special Meeting April 26, 2017 and Regular Meeting May 10, 2017. Recommended Action: Approval (Minutes Clerk)

M/S JAFFARIAN/AZEVEDO to approve Planning Commission Special Meeting minutes of April 26, 2017, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

M/S RIGLER/JAFFARIAN to approve Planning Commission Regular Meeting Minutes of May 10, 2017, as written; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

3. PUBLIC HEARING:

A. Conditional Use Permit 2016-39 (Figueroa): A request for approval to allow a detached accessory building consisting of a 916 square-foot garage/workshop building at 1110 Second Street located within the A-1-40 (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. Applicant was present.

Vice Chair Rigler asked Planner Robles about the driveway being concrete and verify the dimensions, Planner Robles stated that when the applicant submits to building that it will be reviewed and the applicant will be required to follow code.

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 2017-24 to approve Conditional Use Permit 2016-39, to allow a detached accessory building consisting of a 916 square-foot garage/workshop building at 1110 Second Street, within the A-1-40 (Agricultural Low Density) Zone; the motion was carried by the following roll call vote:

AYES: LEONARD, RIGLER, AZEVEDO, JAFFARIAN

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

B. Conditional Use Permit 2017-08 (Farhoomand): A request for approval to allow liquor sales for off-site consumption as an ancillary use to a proposed convenience store at 3250 Hamner Avenue, #201 in the C-G (Commercial General) zone. **Recommended Action: Approval** (Planning Director)

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

Member Jaffarian asked about any possible concerns from Alcohol Beverage Control (ABC) and the Sherriff's Office, Director King stated he spoke with them and there were no concerns, as this is for "offsite" consumption not on site like the other two.

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

Vice Chair Rigler asked applicant why there would be food prep on site, Applicant stated there will be no food prep on site, the seating is for customers drinking coffee. Vice Chair Rigler noted an issue with having the seating inside and there are not ample exits for customers in emergencies.

Member Azevedo asked the applicant for the occupancy load for the site, applicant stated maybe 30; Member Azevedo stated that a rear exit door was not needed.

Pat Overstreet questioned staff about having a liquor store so close to a public library.

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

Vice Chair Rigler stated he has a concern with the seating in the store. Director King noted that on site consumption would violate his ABC license and is not allowed. Member Jaffarian asked Director King to look into any possible issues with the liquor store near the public library.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2017-26 to approve Conditional Use Permit 2017-08, to allow liquor sales for off-site consumption as an ancillary use to a proposed convenience store proposed at 3250 Hamner Avenue, #201 in the C-G (Commercial General) zone; the motion was carried by the following roll call vote:

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

- C. Conditional Use Permit 2017-05 (Riddell):** A request for approval to allow a detached accessory building consisting of a 990 square-foot garage at 275 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone.
Recommended Action: Continue item to July 12, 2017 (Senior Planner)

M/S JAFFARIAN/LEONARD to continue item to regular meeting of July 12, 2017; the motion was carried by the following roll call vote:

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

4. BUSINESS ITEMS:

- A. Site Plan 2017-04 (Willis):** A request for site plan approval to construct two storage buildings consisting of (one) 1,936 and (one) 2,464 square foot buildings at 1152 Sixth Street located in the C-4 (Commercial) 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.

Vice Chair Rigler questioned the ADA parking Planner Robles stated that will be reviewed in plan check, also in regards to the 5' set back he noted a build-up of debris in the setback area between the two properties, could become a fire hazard and stated a barrier might be needed. Member Jaffarian noted that condition #23 could be revised. Applicant Terri Willis was present, thanked staff for helping her with the project. Applicant explained that items would not be stored in 5' set back, and would comply with a revised condition to keep the area clean. Noted that the building department noted what would be required in regards to fire safety issues. Applicant requested that if the block wall would be required that the commission would give her some time to install a block wall after the building is installed and requested ideas for landscaping.

Bonnie Slager asked the commission to consider a block wall between the two properties; fire is a concern for her as she shares a property line with the applicant.

Member Jaffarian explained the details in regards to the construction and the use of a block wall. Member Azevedo agreed with Member Jaffarian in regards to a block wall.

Planner Robles asked commission to clarify the conditions to be added and condition #13 requested to strike that from the resolution, Member Jaffarian said yes and that the item can come back to the ARC for review, and the item can be replaced.

M/S JAFFARIAN/RIGLER to adopt Resolution 2017-23 to approve Site Plan 2017-04, to allow two storage buildings consisting of (one) 1,936 and (one) 2,464 square foot buildings at 1152 Sixth Street located in the C-4 (Commercial) zone with the condition that landscape must be reviewed by ARC and the 5' setback area must be clear and free of debris; the motion was carried by the following roll call vote:

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

- B. Site Plan 2017-03 (Rojas):** A request for site plan approval to change the residential building and land use to commercial for the property located at 1090 Sixth Street within the C-4 (Commercial) 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. Planner Robles noted that the applicant could not be present but agrees with the staff report and resolution.

Member Azevedo asked staff if the applicant is aware this site cannot be returned to residential, Planner Robles stated yes.

Member Jaffarian questioned staff in regards to the use of the site, Planner Robles stated that the site is for office use and this is why the trash enclosure was not required.

Vice Chair Rigler expressed concern in regards to the site having parking issues, and noted in past that parking has taken place in the horse trail, and noted that if he were to go to this site he would not think the garage on site is used for parking and would seek parking elsewhere.

Chair Leonard asked staff for details in regards to the sites use, will the applicant be selling items on site. Planner Robles stated its intended for office use. Chair Leonard questioned staff if this was reviewed by Streets and Trails Commission; Planner Robles stated no since street improvements are not required. Chair Leonard has an issue with the parking issue and would like to see street improvements.

Member Jaffarian noted that condition #5 needs to be changed to add office use only, and not to allow storage of materials, also requesting that the horse trail be maintained and should be posted that no parking is allowed.

Vice Chair Rigler asked staff how will the parking and no storage in the garage be monitored, will code enforcement follow up?

Member Azevedo noted that you have to take people at their word, and the city cannot police everyone. Would like to see a horse trail fence added and doesn't think that a tenant improvement justifies street improvements.

Chair Leonard has concerns with the parking in the garage for customers, explained that the city does not have the means to monitor all uses, noted that this site should have been reviewed by Streets and Trails, would like to see trail fence on both sides of the trail.

M/S JAFFARIAN/AZEVEDO to adopt Resolution 2017-25 to approve Site Plan 2017-03, to change the residential building and land use to commercial at 1090 Sixth Street; with the condition that the site be used for office use only, and the horse trail be maintained and left clear; the motion failed to carry by the following roll call vote:

AYES: AZEVEDO, JAFFARIAN

NOES: LEONARD, RIGLER

ABSENT: HEDGES

ABSTAIN: NONE

MOTION DID NOT PASS; ITEM WILL BE HEARD AT NEXT REGULAR PLANNING COMMISSION MEETING FOR A MAJORITY VOTE FOR APPROVAL OR DENIAL.

5. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**

A. Oral Reports from Various Committees:

- NONE

B. Request for Items on Future Agenda (within the purview of the Commission)

- Update on the status of construction at the cell site at Ingalls Park

ADJOURNMENT: Chair Leonard adjourned the meeting at **8:20 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 12, 2017 (continued from the meeting of June, 14, 2017)

SUBJECT: Conditional Use Permit 2017-05 (Riddell): A request for approval to allow a detached accessory building consisting of a 990 square-foot garage at 275 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: That the Planning Commission determine if the proposed structure is consistent with the intent of Norco Municipal Code Chapter 18.45 to warrant approval of the project.

SUMMARY: The accessory building being presented is a garage and is designed to meet the former minimum standards for an accessory building in the A-1-20 Zone. The building has already been constructed and is a current Code Compliance case. The first step towards compliance is approval of a conditional use permit by the Planning Commission. In addition to minimum zoning requirements, there are other criteria that the Planning Commission needs to consider in its determination that are discussed below.

BACKGROUND: The application for Conditional Use Permit (CUP) 2017-05 was filed in February of this year under the former application procedures and controls for accessory buildings, and regulated by the provisions of Chapter 18.45 (CUP). The timing of the application was during the Accessory Building application process review which has now concluded. The ordinances addressing the new application and review process for accessory buildings became effective on June 2, 2017.

The analysis of CUP 2017-05 is pursuant to the criteria of Chapter 18.45 since these were the regulations that existed when the application was filed, even though the new regulations on accessory buildings are now in effect. The approval of a CUP is at the discretion of the Planning Commission who can approve or deny the request. The Planning Commission has full discretion to change a project provided the changes do not exceed the minimum and maximum-allowed criteria of the A-1 zone, or the review requirements of Chapter 18.45. In other words, the Planning Commission has discretion to not approve a project if the determination is that the proposal does not meet the intent of the A-1 zone or the General Plan. For this project, a denial would mean that the building would have to be torn down. However, the Planning Commission also has the discretion to deny the project without prejudice with direction that the building to be moved to comply with zoning requirements for any further consideration.

ANALYSIS: The project site is located at 275 Gulfstream Lane and consists of .56 acres or 24,396 square feet and with a flat pad of 19,318 square feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map). There is an existing 2,935 square-foot, two-story home (1,165 square feet first floor and 1,770 square feet on the second floor) with an attached 649

square-foot garage, and attached 108 square-foot front porch. Because the home is two-story, the actual foot print of the home is 1,922, taking into account the first floor of the house, the garage and the front porch (ref. Exhibit "C" – Aerial and Site Photos).

The property has approximately 124.20 feet of frontage along Gulfstream Lane, and a maximum depth of 196.34 feet. There is a recorded Primary Animal Keeping Area (PAKA) of 4,246 square feet at the rear of the property, and a recorded 15-foot wide access path on the east side of the property, extending from the front of the property to the PAKA (ref. Exhibit D – Existing PAKA Site Plan) .

Per the current requirements for review of accessory buildings, an accessory building that exceeds 864 square feet requires approval of a CUP. The site plan and building elevations (in actual picture and construction detail form) for the subject building are attached (ref. Exhibit "E" – Proposed Site Plan, and Exhibit "F" – Building Elevations/Actual Pictures). A floor plan was not provided; however, staff has verified that the floor plan is open with no interior walls. The garage consists of 900 square feet and there is a small 90 square-foot patio cover at the front of the building. The garage and patio total 990 square feet.

The building was built 44 feet behind the existing house, with a 5.93 minimum feet setback from the west side property line, 47.14 feet from the north (rear) property line and 88 feet from the east side property line. The building was constructed partially in the PAKA (about 15'x30' area totaling 450 square feet). Because a garage is not allowed in the PAKA, the applicant is proposing to re-configure/re-locate the location of the PAKA so that the building is not within the PAKA. The proposed site plan (Exhibit "E") attached to this report shows the proposed re-location of the PAKA behind the building, being shown at 4,175 square feet in size.

The current PAKA requirements of the A-1 Zone allow a smaller PAKA (2,728 square feet). However, the tract map for the subject property was approved before the PAKA requirements were established/adopted and a 4,246 square-foot PAKA was recorded on the property. Because the building was partially built on the PAKA, the Planning Commission would also need to consider the re-location of the PAKA in their review and determination of the project.

The building consists of metal construction, with a wall height of 12 feet and a 3/12 pitched roof for a building height of 16 feet to the peak. With the inclusion of a one-foot thick slab, the wall height raises to 13 feet and total building height to 17 feet. The building has an exterior color to compliment the the existing house.

The following table states the standard requirements of accessory buildings in the A-1-20 Zone. Standard requirements are established by the City so as to minimize potential negative impacts to adjoining properties and the community, and are designed such that compliance to those standards is evidence that potential impacts have been reduced to levels that are not going to be significant to adjoining properties. This, however, does not end the impact analysis and staff and the Planning Commission can identify other potential impacts through the review process. If impacts are identified then appropriate mitigation measures are added

to the project. When no other impacts are identified the conclusion is that the proposed project will not have a significant negative impact on neighboring properties.

ACCESSORY BUILDING DEVELOPMENT STANDARDS PER NORCO MUNICIPAL CODE		DOES THE PROJECT MEET THESE STANDARDS?
Setbacks:	1. 5 feet from interior side and rear yard property lines (NMC Section 18.31.08(8)(a)). 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) (NMC 18.13.20)	YES (16 feet to the roof peak)
Lot Coverage:	Not more than 40% of flat pad (4% grade or less)* (NMC Section 18.13.20)	YES (18% coverage proposed)
Animal Keeping Area	1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed. (NMC Section 18.13.20 (C))	N/A since the property has a PAKA

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

There are categories of projects identified in CEQA (categorical exemptions) for which if a project meets the definition criteria it is exempt from CEQA review. One of those categories is "In-Fill Development." Most of the City's A-1 and R-1 lots meet the definition criteria of this category: 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. For a residential project that could be anticipated to create significant impacts relating to noise, traffic, air quality, water quality, public safety, etc. then it might not be exempt from CEQA and would have to have a full Initial Study analysis which would likely result in the adoption of a Negative Declaration once mitigation measures for the impacts have been identified for approval with the project.

IMPACT ANALYSIS PER NORCO MUNICIPAL CODE (NMC) CHAPTER 18.45 (CUP):

The NMC states: *"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 CUP application requires certain information from the applicant so that the Planning Commission can perform its duties. The table below lists the required information and whether the information was provided:

CUP APPLICATION REQUIREMENTS (18.45.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
1	The name and address of the applicant therefore; evidence that he is the owner of the parcel or premises involved, or that he has permission of the owner to make such application; and a legal description of the subject parcel or premises.	YES
2	An application fee to assist in defraying the expense of postage, posting, advertising, and other costs of labor and materials incidental to the proceedings prescribed herein. This fee shall be in accord with a schedule established by resolution of the City Council and shall be non-refundable.	YES
3	Nine (9) copies of a Site Plan, containing all the information required by Section 18.40.08 (CONTENT OF A SITE PLAN).	SEE CHAPTER 18.40 ANALYSIS BELOW
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance with approved plans within one year from the approval of the Conditional Use Permit. (see explanations below*) * Market Study: N/A for an accessory building. Design Study: Addressed with architectural analysis. Engineering Study: Addressed with grading/drainage site analysis.	DRAINAGE AND ARCHITECTURAL INFORMATION REQUESTED. NO OTHER STUDIES REQUESTED*
5	Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.	YES
6	Such applications shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the City, and there shall be attached to each such application copies of all reports, notices and actions pertaining thereto.	YES
	18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.	THIS IS AT THE DISCRETION OF THE PLANNING COMMISSION
	18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans under the terms and criteria of Chapter 18.40 (SITE PLAN REVIEW), and Chapter 18.41 (ARCHITECTURAL REVIEW) if applicable.	SEE CHAPTER 18.40 AND 18.41 ANALYSIS BELOW

Chapter 18.45 requires the adoption of certain findings before a CUP can be approved. Those are listed and discussed in the following table:

CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)		CAN THIS FINDING BE MADE FOR THIS PROJECT?
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.	Even though the project meets the minimum development standards for accessory buildings in the A-1-20 zone, the Planning Commission needs to determine if the proposed structure meets the intent of the General Plan to preserve a small-plot agricultural, animal-keeping, equestrian lifestyle (see animal-keeping impact analysis below) given the size of the proposed accessory building as compared to the home and the setbacks that would be needed to reduce negative impacts on adjacent properties.
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.	The project is generally exempt from CEQA but the Planning Commission needs to determine if the proposed project meets the intent of the NMC in terms of architecture and view impacts and whether the proposed setbacks are adequate to not impact adjoining properties (see impact analysis below).
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 project meets the lot coverage limitation requirement. The project would create a flat pad/lot coverage of 18% where 40% is allowed. The Planning Commission needs to determine that Findings 1 and 2 can be made so that this finding can be made also.
4	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	Since the use is ancillary to the agricultural low density use of the property the traffic impact is not anticipated to increase and this finding can be made.

IMPACT ANALYSIS PER CHAPTER 18.40 (SITE PLAN): The CUP application requires the submittal of information based on required information for a site plan analysis. The intent of a site plan analysis is to provide for development of property in accordance with the general purpose of the Zoning Ordinance, as well as determine compliance with the property development standards stated in the Ordinance. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City's desire to maintain its unique rural environment and atmosphere. The table below lists the required information for a site plan analysis:

CONTENT OF A SITE PLAN (18.40.08)		IS THE INFORMATION PROVIDED ON THE SITE PLAN?
1	Lot Dimensions.	YES
2	All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.	YES (in combination of the site plan and site photos)
3	All existing and proposed yards and spaces between buildings and structures.	YES
4	All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.	N/A. Fencing and landscaping is not a development requirement in the A-1 Zone, and none is proposed with this application
5	All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.	N/A
6	All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.	YES, as it relates to accessory buildings.
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	N/A
8	All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.	N/A
9	All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.	N/A, not required for residential development
10	All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.	N/A
11	All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.	YES, for indoor as it relates to the proposed accessory building
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions. *Explanation: the site plan shows existing drainage patterns and the project has been conditioned such that a grading and	YES ← (*Explanation)

	drainage impact analysis, signed and stamped by a certified engineer, be provided for approval, prior to the issuance of a permit.	
13	All existing and proposed waste disposal facilities, including the results of any percolation tests for on-site septic tank use.	N/A
14	Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.	None requested
	18.40.10. Procedure for site plan review and approval.	Site plan review procedures are superseded by CUP procedures that require a public hearing
	18.40.10 (5). Factors to consider in Site Plan Review.	
	(a) Compliance with all applicable requirements of the zoning ordinance.	This is at the discretion of the Planning Commission
	(b) Overall site design and architectural quality insofar as it relates to the intent and purpose of this Ordinance, and to the general nature of the area in which the development is to be located.	This is at the discretion of the Planning Commission
	(c) If a Variance or Conditional Use Permit is being considered, a site plan review shall be for the purpose of determining compliance with the circumstances necessitating said Variance or Conditional Use Permit in addition to those otherwise required by this Ordinance.	This is at the discretion of the Planning Commission

IMPACT ANALYSIS PER CHAPTER 18.41 (ARCHITECTURAL REVIEW): The intent and purpose of architectural review is to insure the development of the community in an orderly manner with compatible uses and appearances of structures within zones, and with the natural rural environment, to stabilize and maintain property values and encourage permanence of desirable residential areas.

The applicability of architectural review is that while encouraging the broadest possible range of individual and creative design, and without depriving a property owner of an efficient and full use thereof which is otherwise lawfully allowed, all CUP's shall be governed by this chapter. Architectural review is needed to assure that the nature and appearance of any use and development is compatible and harmonious to the use and enjoyment of surrounding properties.

In addition to the elements required per the site plan review process discussed above, an architectural review needs additional items for the Planning Commission to make its determination. The table below lists the additional criteria required by the NMC and if the applicant provided said information:

CONTENT OF REQUIRED PLANS (18.41.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
	Exterior elevations and architectural features.	YES
	The nature, texture, and color of all materials to be used.	YES
	Other information as required by the Planning Director to enable the Planning Commission to make a proper review.	No additional information required of applicant

The architectural review shall include consideration for the following:

CRITERIA FOR ARCHITECTURAL REVIEW AND APPROVAL (18.41.10)	HOW DOES THE PROJECT MEASURE UP TO THIS REVIEW CRITERIA?
The nature of the specific use in a particular zone or geographic area and the requirements of utility for the proposed structure and the proposed use.	This is part of the discretionary review of the Planning Commission. The proposed building is designed to meet its utility purpose as an accessory detached garage. In this analysis the Planning Commission should consider if the subject building is excessive in size for the utility of it.
Site dimensions with relation to the proposed structure and the required utility thereof.	This is part of the discretionary review of the Planning Commission. The structure is designed to meet minimum lot development standards including setbacks from property lines and buildings. Vehicle access to the proposed building should not have to cross the proposed open animal area and in this case the PAKA.
Adequacy, conformity, and harmony of external design, colors, materials and architectural features with neighboring structures.	This is part of the discretionary review of the Planning Commission. The Commission needs to consider if the architectural design of the subject building is adequate and in conformity and harmony with neighboring structures.
Adequacy, conformity, and harmony of the proposed improvement with existing or permitted improvements on neighboring sites. Compatibility with established design parameters.	This is part of the discretionary review of the Planning Commission. Accessory buildings are permitted uses on neighboring sites as well, and there are existing accessory buildings in the neighborhood.

BUILDING ARCHITECTURE (18.41.11)		HOW DOES THE PROJECT MEASURE UP TO THIS REVIEW CRITERIA?
	Building architecture shall reflect a desired western theme and identity. Qualities that reflect the western theme can be described as rural, informal, traditional, rustic, low profile and equestrian oriented.	This is part of the discretionary review of the Planning Commission.
	A massive building is a quality that is considered inconsistent with a western theme.	This is part of the discretionary review of the Planning Commission. The subject building is 990 square feet. The Planning Commission in its discretion needs to discern if building is too large for a 24,396 square-foot lot in an Agricultural Low Density/Residential neighborhood.
	18.41.11(1), THE FOLLOWING BUILDING FORMS AND MASSING ELEMENTS SHALL BE CONSIDERED DURING THE ARCHITECTURAL REVIEW PROCESS:	DOES THE PROPOSED PROJECT MEET THESE CRITERIA?
a	Building height shall be limited to twice the building width, or 25 feet, whichever is smaller.	Yes, the building is proposed with a maximum height of 17 feet.
b	The basic building form shall be square or rectilinear, accentuated with a covered porch or walk.	Yes, the building is square and includes a covered porch/patio.
c	Large buildings should be divided into smaller, distinct masses by horizontally staggering walls, changing the roof line, inserting windows and doors, and applying wood siding in different directions.	No.
d	Flat silhouettes should be avoided. Buildings and building complexes should be of variable heights to add visual interest.	Yes, a peak roof is proposed.
e	Right angles shall predominate over curved	Yes, right angles predominate.
f	Massing, window patterns, support posts and roof forms shall be symmetrical or symmetrically spaced.	Yes, the proposed architecture features are symmetrically spaced.
g	Openings in walls shall not exceed 40% of any wall surface.	No. The side of the building with the garage doors (east elevation) has two 10 foot wide doors which combined exceeds 40% (67%) of that wall area.
h	Expression of floor levels in structure and ornamentation is encouraged through the use of such features as second floor balconies, upper level windows and exterior staircases.	N/A

	18.41.11(2), PERMITTED MATERIALS	DOES THE PROJECT USE THESE MATERIALS?
a	Uniform materials and consistent style shall be reflected on all exterior elevations.	Yes
b	The primary exterior material of the building shall appear to be wood siding or adobe. Plaster, river rock, flag stone, wrought iron, and brick may be used for architectural accent material only	No, the building is proposed of metal construction.
c	Where wood is utilized in exterior elevations, it shall be pressure treated.	N/A
d	Roofs shall be constructed of metal, concrete or asphalt tiles that simulate wood shingle.	The roofing material consists of metal but its does not simulate wood shingles.
e	Exterior siding, rafter tails, beams, posts, trim and decking may be constructed of rough sawn lumber.	No.
f	The underside of eaves, porches and boardwalks shall be wood planking.	No.
g	Exterior paving materials for courtyards, patios, and other outdoor gathering areas may utilize brick, interlocking concrete pavers, quarry tile, fired "mexican" pavers and stone.	N/A, no outdoor gathering area is proposed.
h	Chimneys shall be constructed of brick, except for wood burning stoves, in which case exposed flues are permitted.	Not allowed.
	18.41.11(3), RESTRICTED/PROHIBITED MATERIALS	DOES THE PROJECT USE THESE MATERIALS?
a	Highly finished wood ornament.	No
b	Wood lattice.	No
c	Metal with a shiny surface, standing seam metal roof OK.	No
d	The use of vinyl, masonite, and aluminum siding may be used when they are simulated to look like wood.	No
e	Porcelain, plastic, and other manufactured materials.	No
f	Exposed metal columns.	No
g	Prefabricated metal stairs.	No
h	Asphalt courtyards, patios.	No
	PERMITTED COLORS	DOES THE PROJECT USE THESE COLORS?
a	Stains on unpainted wood.	Not proposed.
b	Earth tones.	Yes
c	Darker and lighter shades for ornamentation.	Yes, for the trim
d	Gutters, downspouts, etc. to match rooves or	N/A

	walls.	
	RESTRICTED/PROHIBITED COLORS	DOES THE PROJECT USE THESE COLORS?
a	Barn red limited to barn-like structures.	No
b	Bright primary colors.	No
c	More than one accent color.	No
d	Fluorescent colors.	No
	OTHER STYLE/DETAILING ELEMENTS AND FAÇADE DETAILING FOR CONSIDERATION	DOES THE PROJECT USE THESE ELEMENTS?
a-e	Post and beam construction, knee bracing, balconies, wood ornamentation, decorative elements (weather vanes, windmills, etc.), plaster, horizontal siding or board and batten siding.	No

The project was provided to the Architectural Review Sub-Committee (ARC). One member of the ARC had concerns that the garage building was not similar in appearance or materials as the house. In particular, the main house has decorative elements and trims on the windows, doors and eaves, which the garage building does not have. The other member was concerned that the building had no western features and looks like a giant garage, and indicated that some additional trim, additions around the windows or something be added to break up the plain lines.

Comments from the ARC were provided to the applicant. The applicant indicated that the trim on the building matches the house and so do the colors. The application also indicated that the porch on the building is not done and that all the exposed metal is going to be covered with wood to match the front porch of the house.

The Planning Commission in its review of the CUP can determine if the existing and/or proposed architectural changes by the applicant are sufficient, and/or can require further modifications to the architecture and building should it choose to approve the project. Requested changes can be applied to all aspects of the building including size, materials, location, height, floor plan, etc. A condition can be added to the resolution for approval should the project be approved, that requires any changes be approved by the ARC or staff.

IMPACT ANALYSIS PER APPLICATION INFORMATION:

On page 3 of the Application (ref. Exhibit "G" – Submitted Application) there is a list of environmental questions that the applicant is requested to answer "yes" or "no" to whether the project will create specific impacts. The applicant answered no to all of the questions. However these questions need to be considered by the Planning Commission in its discretion to approve or deny the request. In staff's review two of the "no" answers should be considered by the Planning Commission in its discretion:

	APPLICATION (ENVIRONMENTAL INFORMATION FORM "I")	IS A "NO" RESPONSE TO POTENTIAL IMPACTS APPROPRIATE FOR THE SCALE OF THE PROPOSED PROJECT?
23	Change is scenic views or vistas from existing residential areas of public lands or roads.	The proposed project is 16 feet high and is located 5.83 feet off the west (side) property line, 47.14 feet from the north (rear) property line and 88 feet from the east (side) property line. The subject property sits higher than the property to the north and to the west. Based on the location of the subject building, it would be in the siteline of these two adjacent lots (ref. Exhibit "H" – View Analysis). The property to the east of the project site sits higher and the subject building is over 100 feet from the residence on this property. As a result, the view impact to this property to the east is much less than the properties to the north and west.
24	Change if pattern, scale or character of general area of project.	This is at the discretion of the Planning Commission. The question that needs to be considered is whether a size/design of the building is too intense for the neighborhood.

ANALYSIS PER THE RECENT CODE AMENDMENTS FOR ACCESSORY BUILDINGS:
The proposed building would not be permitted based on the proposed zone code and specific plan amendments that have been adopted (but not in effect yet) for the following reasons:

	PROPOSED BUILDING	PROPOSED AMENDMENT	MEETS?
Maximum size.	The garage area of the building consists of 900 square feet and there is a small 90 square-foot covered patio at the front of the building. The garage and patio total is 990 square feet.	Maximum allowed size: the lesser of 864 square feet or 1/3 the square-footage of the primary dwelling footprint.	NO
Maximum height.	17 feet to the peak and 13 feet to the roof eave (the existing roof peak of the house is about 25 feet)	Maximum height: 8' at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the building peak is 14 feet.	NO
Maximum lot coverage	18% proposed	Maximum allowed lot coverage: cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question	YES
Minimum setback.	5.93 feet from the west side property line, 88 feet from the east property line, 47.4 feet from the rear (north) property	Graduated setback required: not required if a property has a PAKA	YES.

	line and about 115 feet from the front (south) property line		
Bathroom	None proposed	The minimum allowed size for a washroom/restroom is 50 square feet consisting only of one basin sink and toilet	N/A
Articulation	All sides of the building have a length of 30 feet and all sides of the building have either doors or windows with the exception of the west building elevation.	Any side of a building that exceeds 20 feet in length shall be required to include doors and/or windows for articulation	NO, the west side of the building would also require articulation
Interior walls	None proposed	No interior wall separations are allowed with the exception of the washroom/restroom.	YES
Exterior Finishes	Metal building	Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g. brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Sub-committee (ARC) prior to proceeding to the Planning Commission for its review.	NO, only matches in color as currently shown in the building elevation picture
Animal Keeping Area	There is a recorded PAKA on the property	A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure.	N/A
Sewer/septic system	Property is connected to sewer	For any building drainage and/or restroom proposed with an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include building drainage or a restroom	N/A

		without prior connection (including fees) to the City sewer system.	
--	--	---	--

FINDINGS/CONCLUSIONS: The Planning Commission has discretion to approve, change, or deny a conditional use permit. From the Governor's Office of Planning and Research (OPR) a CUP allows the Planning Commission 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. That decision is required to be made 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.

Chapter 18.45 of the NMC requires the following findings to approve a CUP:

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 development standards that are designed to address potential impacts can be deemed appropriate for the decision-making body to make this finding. If the Planning Commission in its discretion is satisfied that zoning standards are met and that the scope of the project is consistent with General Plan goals of preserving a small-plot agricultural, animal-keeping, and equestrian lifestyle this finding can be made for this project. If the Planning Commission, after taking into consideration all review criteria, determines that the proposed structure does not fit this General Plan goal then the finding should not be made and the project not be approved.

- (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 falls under an exemption class per CEQA because of the lot size and residential nature of the project. If the Planning Commission is satisfied that all potential negative impacts have been appropriately addressed and mitigated, this finding can be made for this project. If, because of the design or location of the

RESOLUTION 2017-29 (approval)

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 990 SQUARE-FOOT GARAGE BUILDING AT 275 GULFSTREAM LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2017-05)

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 JOSHUA RIDDEL for property located at 275 Gulfstream Lane (APN 133-330-010); 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 May 10, 2017 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, 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 May 10, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was not heard by the Planning Commission for the City of Norco but continued to the meeting of June 14, 2017 and then to the meeting of July 12, 2017; 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 from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

A. The requested 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 July 12, 2017 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 "E" – Proposed Site Plan and Exhibit "F" – Floor Building Elevations/Actual Pictures dated July 6, 2017 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 structure in color.
9. A home occupation business shall not be permitted from the subject building.
10. This approval is for an accessory building consisting of a garage. 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. Prior to the issuance of a building permit the applicant shall provide a grading and drainage impact analysis, signed and stamped by a certified engineer, for approval by the Engineering Division.

#

Resolution No. 2017-29 (approval)
Page 4
July 12, 2017

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 12, 2017.

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 July 17, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2017-39 (denial)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO DENYING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 990 SQUARE-FOOT GARAGE BUILDING AT 275 GULFSTREAM LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. (CONDITIONAL USE PERMIT 2017-05)

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 JOSHUA RIDDEL for property located at 275 Gulfstream Lane (APN 133-330-010); 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 May 10, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was not heard by the Planning Commission for the City of Norco but continued to the meeting of June 14, 2017 and then to the meeting of July 12, 2017; 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 from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

A. The requested Conditional Use Permit will 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 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 not adequate to allow the full development of the proposed use in a manner not detrimental to the particular area

Resolution No. 2017-29 (denial)

Page 2

July 12, 2017

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 12, 2017 that the aforesaid application for a conditional use permit is denied.

Resolution No. 2017-29 (denial)
Page 3
July 12, 2017

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 12, 2017.

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 July 12, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California



Go

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32° 55' 57.80" N 107° 31' 40.19" W elev. 739'

275 Gulfstream Ln

Cup 2017.05
EXHIBIT "C"
1 OF 2



EXHIBIT "C"
2 OF 2
CUP 2017-05

EXISTING PAKA - SITE PLAN



Gulfstream Ln

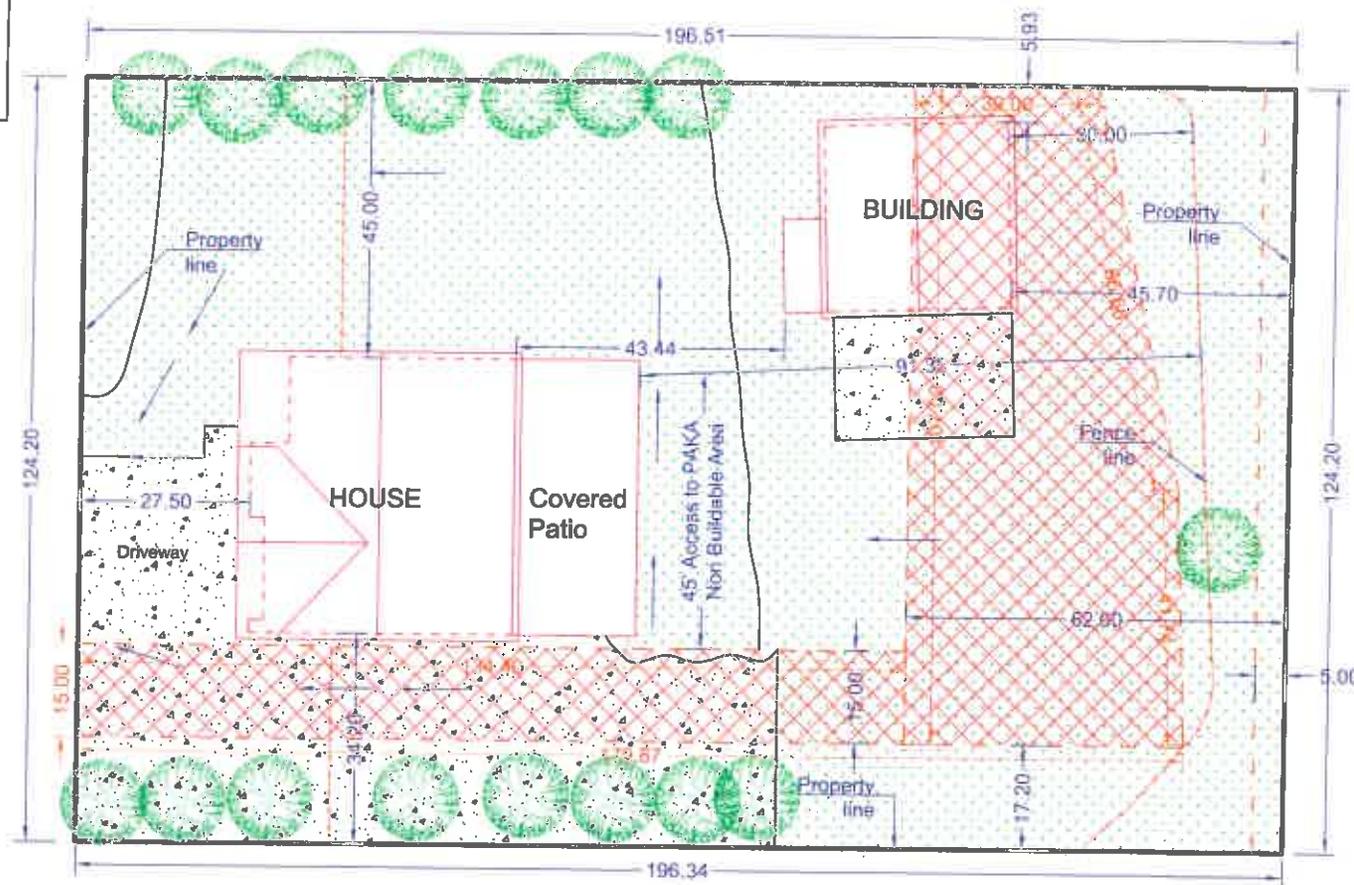


EXHIBIT "D"
7.4.17

- LEGEND**
- OLD PAKA
 - GRASS AREA
 - CONCRETE
 - SETBACKS
 - PROPERTY LINE
 - TREES

Lot size: 24,396 SF / 0.56 Ac
 Flat Pad: 19,318 SF
 Existing PAKA Size: 4,246 SF
 Proposed PAKA Size: 4,175 SF
 Existing House First Floor: 1,273 SF
 Existing Patio Cover: 900 SF
 Existing Garage: 648 SF
 New Building/Garage: 990 SF
TOTAL: 3,812 SF
 Pad Coverage: 20%



275 Gulfstream Ln
 Norco, CA 92860
 Scale: 1"=20'

PROPOSED PAKA - SITE PLAN



Gulfstream Ln

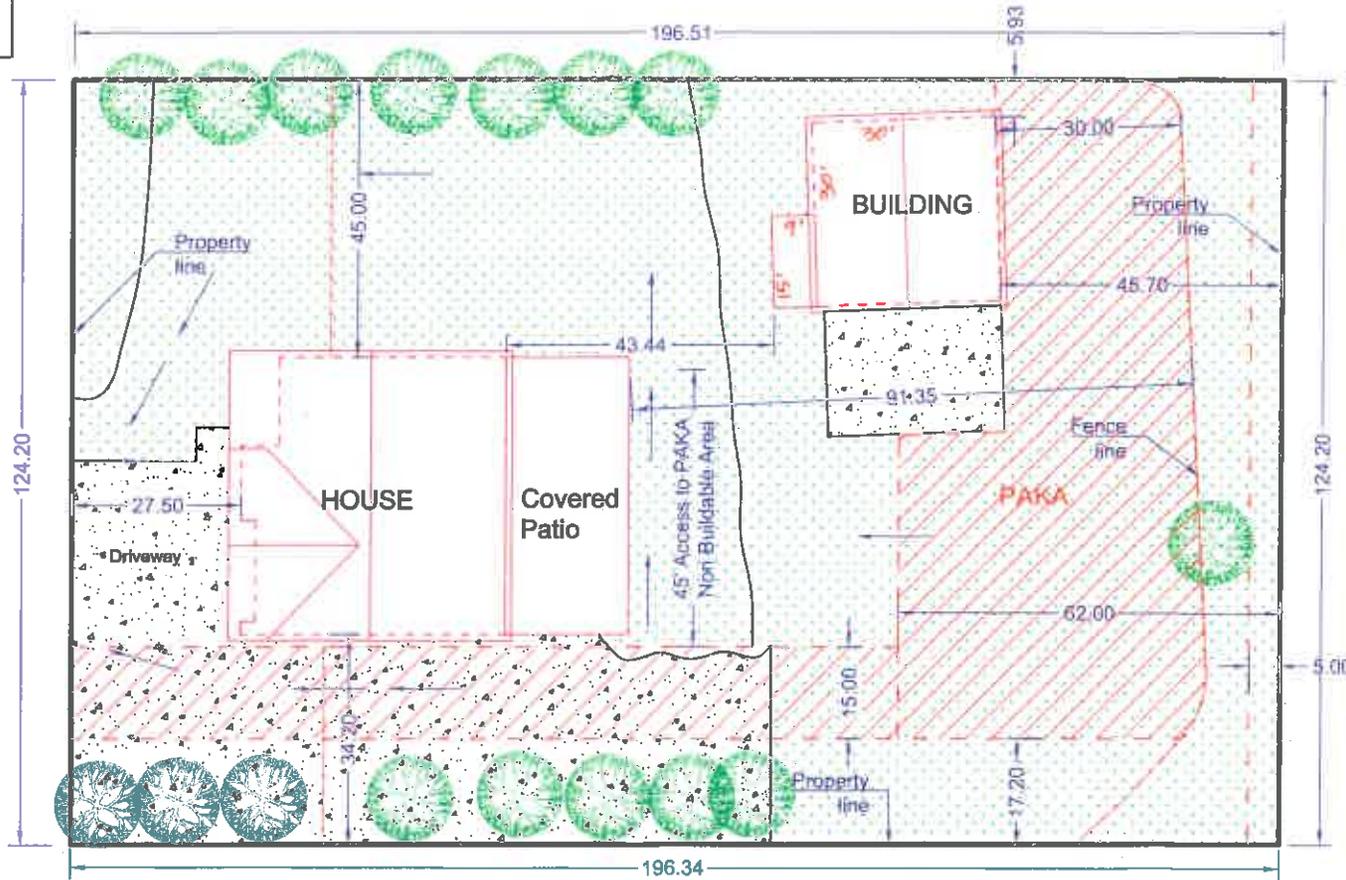


EXHIBIT "E"
7-6-17

LEGEND

-  NEW PAKA
-  GRASS AREA
-  CONCRETE
-  SETBACKS
-  PROPERTY LINE
-  TREES

Lot size: 24,396 SF / 0.56 Ac
 Flat Pad: 19,318 SF
 Existing PAKA Size: 4,246 SF
 Proposed PAKA Size: 4,175 SF
 Existing House First Floor: 1,273 SF
 Existing Patio Cover: 900 SF
 Existing Garage: 849 SF
 New Building/Garage: 990 SF
TOTAL: 3,812 SF
 Pad Coverage: 20%

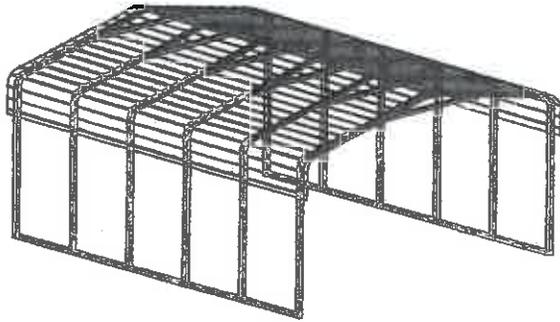


275 Gulfstream Ln
 Norco, CA 92860
 Scale: 1"=20'



EXHIBIT F
7.6.17





REGULAR / A-FRAME 30'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2012, OSHA, AISC 360, ASCE 7-10, AWS D 1.1 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE TEKS #12 (1/4"x1").
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE TS2 1/2"x2 1/2" - 14GA. IS EQUIVALENT TO **TS2 1/4"x2 1/4" - 12GA** AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.

DESIGN CRITERIA

PREVAILING CODE:	CBC 2013 (IBC 2012)
USE GROUP:	U (CARPORTS, BARNIS)
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 70 PSF (AS PER SNOW LOAD)
3. SNOW LOAD (S)	
GROUND SNOW LOAD	P _g = 20 - 90 PSF
IMPORTANCE FACTOR	I _s = 0.8
4. WIND LOAD (W)	
BASIC WIND SPEED	V _{ASD} = 105 - 180 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I _e = 1.00

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

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CORNER BRACING DETAILS	----	9
OPTIONAL LEAN-TO ADDITION	----	10
FOUNDATION OPTIONS	----	11-A TO 11-D

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

5911 Renaissance Place, Suite B • Toledo, OH 43628
Tel: 419-292-1988 • Fax: 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: **30'-0" WIDE BUILDINGS**
LOCATION: **STATE OF CALIFORNIA**
PROJECT NO.: **201-15-0069**
SHEET TITLE:

COVER SHEET

SHEET NO.: **1 / 11**

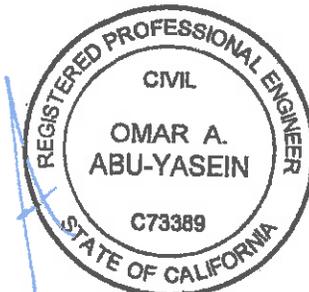
DRAWN BY: **IZM** DATE: **1/27/15**

CHECKED BY: **OAA** DATE: **1/27/15**

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



CUSTOMER INFORMATION

OWNER: **Joshua Riddell**
ADDRESS: **275 Gulfstream Lane
Norco, CA 92860**

DESIGN LOADS

GROUND SNOW: **0-5 lbs**
ROOF LIVE LOAD: **20 lbs**
BASIC WIND SPEED: **110 mph**

BUILDING INFORMATION

WIDTH: **30'**
LENGTH: **31'**
HEIGHT: **12' Leg**

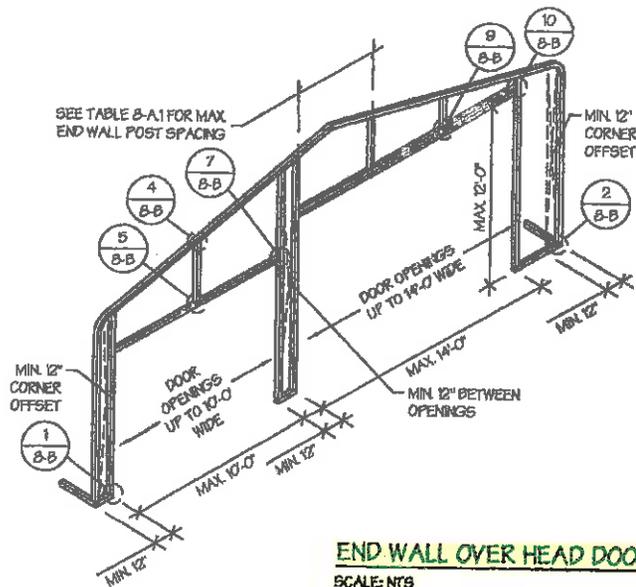
FRAME TYPE: A-FRAME
 REGULAR
 FULL
 PARTIAL
 OPEN

CERTIFICATION VALIDITY NOTICE

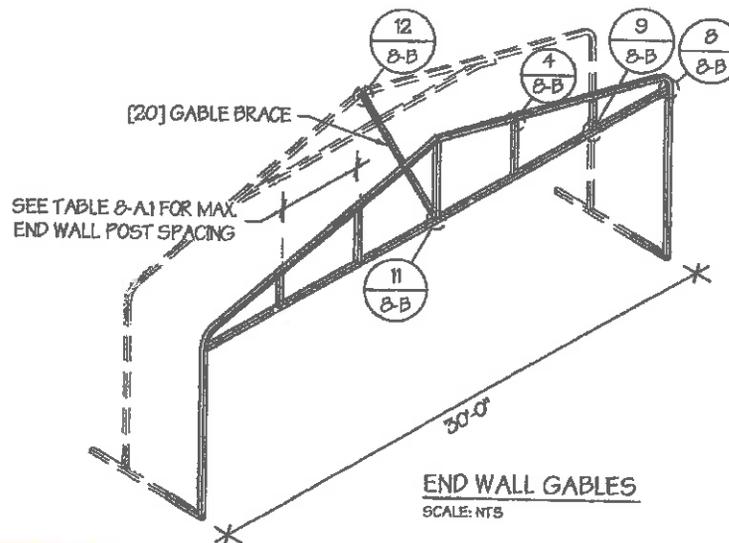
DATE OF ISSUE: **JAN 31 2015**
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

DATE EXPIRES: **12/31/2016**

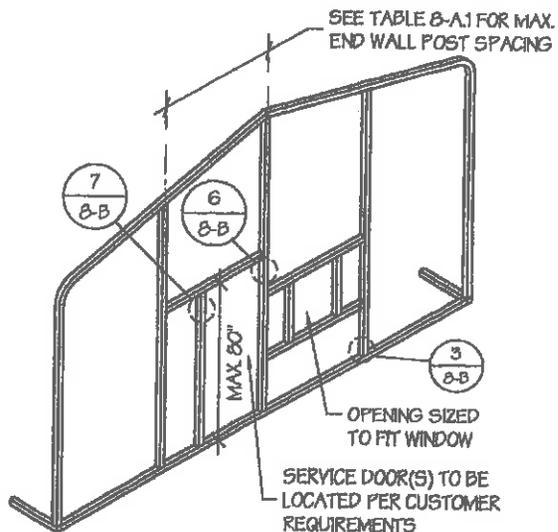
DATE SIGNED: **JAN 27 2015**



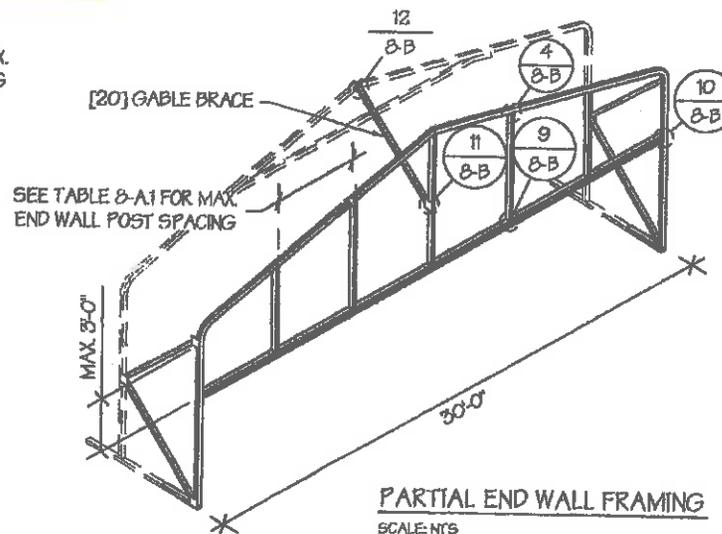
END WALL OVER HEAD DOOR OPENINGS
SCALE: NTS



END WALL GABLES
SCALE: NTS



END WALL SERVICE DOOR AND WINDOW OPENINGS
SCALE: NTS



PARTIAL END WALL FRAMING
SCALE: NTS

TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	UP TO 7'	8' TO 9'	10' TO 12'
105	5'	5'	5'
115	5'	5'	4.5'
130	4.5'	4.5'	4'
140	4.5'	4.5'	3'
155	4'	4'	2.5'
165 - 180	3.5'	3'	2'

END WALL FRAMING NOTES:

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
- DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL

5911 Renaissance Place, Suite B • Toledo, OH 46028
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 201-15-0069

SHEET TITLE:

END WALL FRAMING

SHEET NO.: 8-A / 11

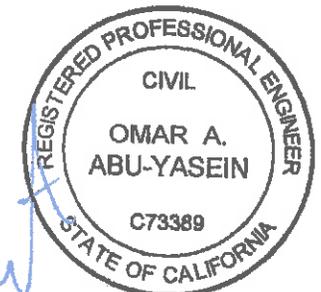
DRAWN BY: IZM DATE: 1/27/15

CHECKED BY: OAA DATE: 1/27/15

LEGAL INFORMATION

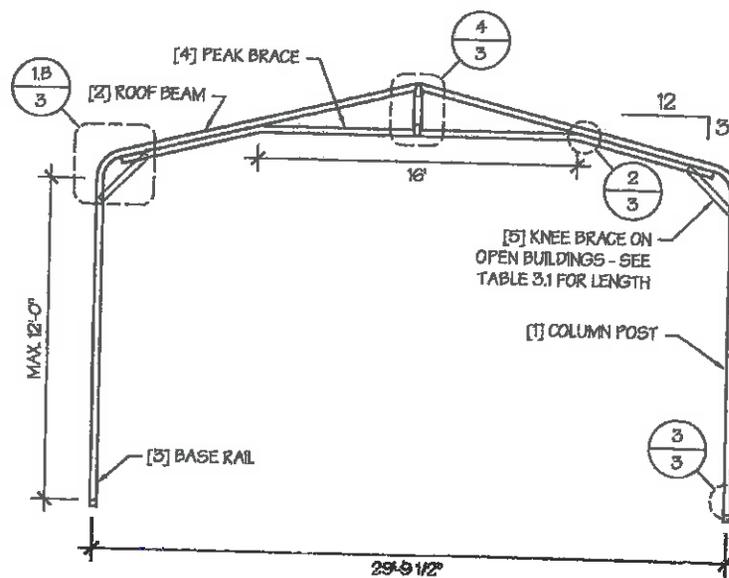
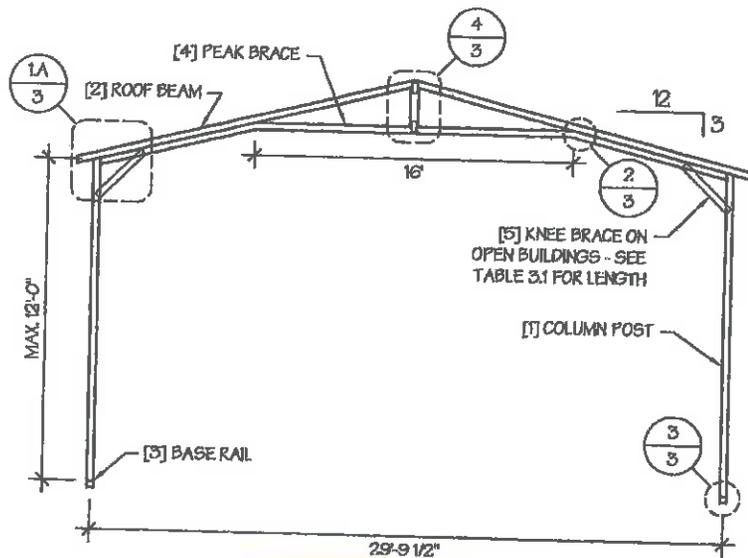
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- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



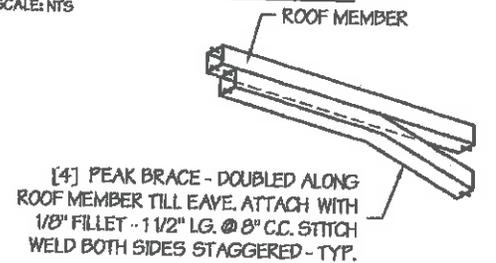
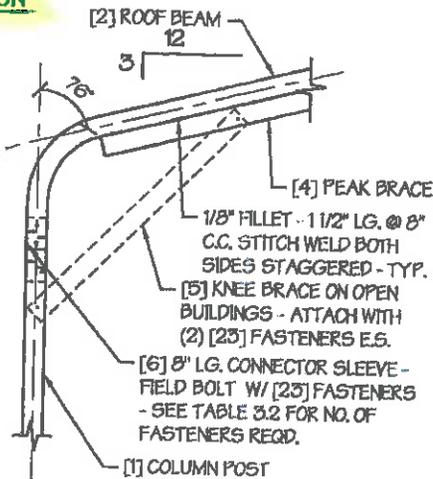
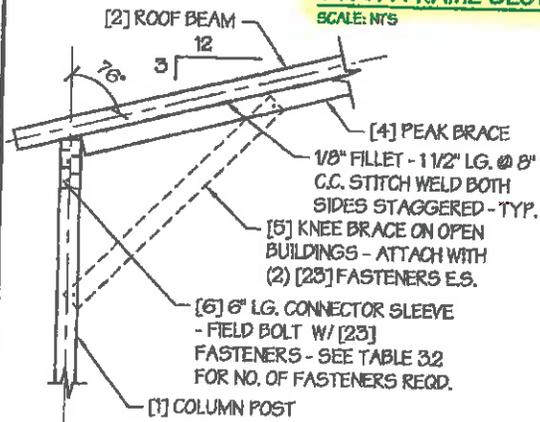
DATE EXPIRES: 12/31/2016

DATE SIGNED: JAN 27 2015

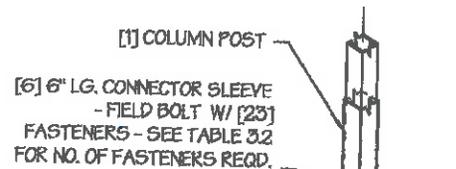


TYP. A-FRAME SECTION
SCALE: NTS

TYP. REGULAR FRAME SECTION
SCALE: NTS



PEAK BRACE CONNECTION DETAILS
SCALE: NTS



BASE DETAIL
SCALE: NTS

A-A-FRAME

EAVE DETAIL
SCALE: NTS

B. REGULAR FRAME

TABLE 3.1: KNEE BRACE SCHEDULE*

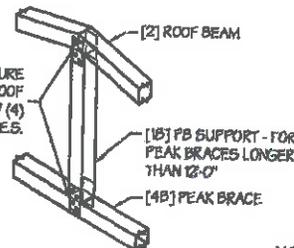
EAVE HEIGHT	KNEE BRACE LENGTH
UP TO 8'	24"
9' TO 12'	36"

* REQUIRED ON OPEN BUILDINGS

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
105 TO 125	4
130 TO 155	6
160 TO 180	8

[17] STRAIGHT BRACKET, SECURE TO PB SUPPORT AND ROOF BEAMS OR PEAK BRACE W/ (4) #3 TEK5 SDS, E.S.



PB SUPPORT DETAIL
SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:



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

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL

5911 Remembrance Place, Suite B • Toledo, OH 43628
Tel. 419-298-1988 • Fax. 419-292-0955
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF CALIFORNIA

PROJECT NO.: 201-15-0069

SHEET TITLE:

FRAME SECTIONS & DETAILS

SHEET NO.: 3 / 11

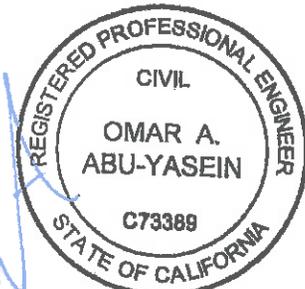
DRAWN BY: IZM DATE: 1/27/15

CHECKED BY: OAA DATE: 1/27/15

LEGAL INFORMATION

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SEAL:



DATE EXPIRES: 12/31/2016

DATE SIGNED: JAN 27 2015



CITY OF NORCO

UNIFORM APPLICATION

File No: CUP 2017-05
 Related Files:
 Date Filed: 2-13-17
 Fees Paid: 1033.14

GENERAL INFORMATION:

Project Location: <u>275 Golfstream Ln</u>	
<u>Norco, CA 95860</u>	
Property Owner: <u>Joshua Riddell</u>	Applicant: <u>Joshua Riddell</u>
Address:	Address:
Telephone:	Telephone:
Fax:	E-mail:
Engineer:	Architect:
Address:	Address:
Telephone:	Telephone:
Fax:	E-mail:
General Plan:	Site Acreage: <u>.50</u>
Zoning:	Assessor's Parcel Number: <u>27</u>
Description of Proposal: <u>Detached garage</u>	

REQUESTED REVIEW:

<input 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 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: _____	Applicant: _____
Date: <u>12-30-2016</u>	Date: <u>12-30-2016</u>

EXHIBIT "G"



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.

The addition will not impact or effect the welfare of anyone living or working in the neighborhood and is allowed in the general plan.

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.

There will be no adverse affect on the adjoining land use on growth and development of the area.

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.

The building will be 30x80 square to be used for personal use only for projects not for sale to outside persons and will be on the rear of the 1/2 acre lot.

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

There will be no additional traffic generated by a personal use work space.

FORM "I"

ENVIRONMENTAL INFORMATION FORM

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

DATE FILED: _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

2. Address of project: 275 Gulfstream Ln
Norco, CA 92860

3. Assessor's Block and Lot Number:

9

4. Name, address, and telephone number of person to be contacted concerning this project:

Joshua Riddell, 275 Gulfstream Ln, Norco, CA 92860,
626-372-0752

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

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:

7. Existing zoning district:

8. Proposed use of site (project for which this form is filed):

Garage

PROJECT DESCRIPTION

9. Site size.

30x30

10. Square footage.

900

11. Number of floors of construction.

1 floor

12. Amount of off-street parking provided.

NA

13. Attach plans.

Yes

14. Proposed scheduling.

15. Associated projects.

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.

N/A

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.

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.

Backyard is flat with a DG base

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 residence

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: 12-30-16	Signature: 
	For:

VIEW ANALYSIS



Exhibit "H"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

PREPARED BY: Steve King, Planning Director

DATE: July 12, 2017

SUBJECT: **Conditional Use Permit 2017-10 (Enterprise Rent-A-Car, LLC):** A request to renew and make permanent a conditional use permit that allowed an existing car rental business to locate at 2570 Hamner Avenue, in the Commercial General (C-G) Zone.

RECOMMENDATION: Adopt Resolution 2017-27 approving Conditional Use Permit 2017-10.

SUMMARY: This is a request to replace a conditional use permit (CUP) that was approved with a sunset clause with a permanent CUP for the same use. CUP 2005-02 allowed a car rental agency to locate in an existing building at 2570 Hamner Avenue, but had a sunset clause as a condition of approval. The request is for a permanent CUP for the same use.

BACKGROUND: The existing car rental business was approved with Conditional Use Permit (CUP) 2005-02. The resolution included a sunset clause for the CUP because at the time the City was in the middle of the Hamner Corridor Study to determine what uses would be allowed in a new commercial zone that would replace the C-2 and C-3 zones that existed at that time. The C-G (Commercial General) zone replaced the C-2 and C-3 zones and a car rental business is a permitted use in the C-G zone upon approval of a CUP.

The approval of CUP 2005-02 allowed Enterprise Rent-A-Car to get established in an existing building that already had improved parking and landscaping. With the approval the applicant agreed to upgrade the appearance of the building and suggested adding western articulation features including wood posts and knee braces and a wood rail fence along the front of the building with wagon wheels in the planter areas.

Since the applicant was only leasing the building final design improvements had to be authorized by the property owner and paid for by the applicant. The wood posts and knee braces were implemented but the wood rail fence and wagon wheels were not. The applicant also upgraded the planters along Hamner Avenue and around the building with new trees and shrubs as there was no existing landscaping at the time. The applicant continues to lease the building.

ANALYSIS: The applicant is proposing the same operation that currently exists so the project analysis is the same as it was when the original CUP was approved. The primary issues at that time, besides design upgrades, were parking and lighting. The parking concern was based on how this business and Del Taco would function together since parking at Del Taco is somewhat restricted. During the time this building sat empty Del Taco customers became accustomed to using the parking lot meant for this building even though there were spaces behind Del Taco that largely remained vacant during the day.

The Enterprise Rent-A-Car business is required to provide 12 parking spaces based on the Norco Municipal Code (NMC) requirement of one parking space per 1,000 square feet of lot area. With a lot size of 13,503 sq. ft. the parking requirement is 14 spaces and the site is improved with 22 spaces. The Del Taco building is 1,872 square feet and has a parking requirement of 19 spaces based on the requirement of one parking stall for every 100 square feet of building space. That site also has 22 spaces. So both sites meet their parking requirement per the NMC even though at the time some Del Taco customers were choosing to park on this project site rather than in back of Del Taco where spaces were available.

Parking has become an issue again but on a different front. There has been a steady increase in the number of cars that are being parked along Lampton Lane, and sometimes Clark Avenue associated with the Enterprise Rent-A-Car business. Some of these are in front of other businesses and properties. The parking lanes in Lampton Lane as well as Clark Avenue are open to the public and are not restricted to only those businesses that front the street at their locations, and anyone can park there provided the vehicles are not left there unattended for long periods of time.

Even though it is legal to park in the street, the intent and purpose of parking provisions per the NMC is:

"To provide for the off-street parking for automobiles, trucks, and other vehicles in connection with the uses of land permitted in this ordinance. These uses generate vehicular traffic according to their specific characteristics, and thus require differing amounts of off-street parking and loading area. These regulations have the further purpose of relieving congestion on the public streets, freeing them for use by both essential public safety vehicles, and by the general public."

At times, the number of cars parked in the parking lanes appears to take all the available street parking restricting it from being accessible to the rest of the public. The Sheriff's Department enforces the Vehicle Code in public streets, and upon complaints that cars have been parked for long periods of time (abandoned), will go out and mark the tires. If after 72 hours the cars have not moved then the cars are towed automatically. There have not been any cars towed from these two streets for illegal parking.

The project was circulated for Project Review Board comments and the only comments were from the Planning Division regarding the street parking issue. The responses below (shown in blue highlight) are from corporate offices in Orange County who filed the application but are not involved in the daily management of the Norco location:

- 1) Why are there cars parked in the street when spaces are available in the parking lot?
Response: "There are times that customers have to rent the vehicles and park on the street and come back and get them. The branch will occasionally use the street parking when the actual parking lot is at capacity. There are the times when the branch has to park there for a short period of time, but mostly the vehicles are put on the street by customers that are currently renting the vehicles."
- 2) Is there identification on the car to mark it as a rental car versus other cars?
Response: there is a barcode in the lower left or lower right corner of the windshield.
- 3) Does the business have an overflow parking lot available other than using the street?
Response: "We are in negotiations with a body shop in Eastvale to utilize approximately 20 parking spots. This will serve as overflow parking for that location as well as allowing us to service the northern area of Norco and the city of Eastvale."
- 4) Why does this site have so many cars?
Response: "This branch does not have as many vehicles as it seems. The fleet size is 180 cars and they have 90.5% of their fleet on rent on average. That leaves 17 vehicles that are not on rent and typically 4 – 5 of those are in the shop on average. Those numbers are all averages so there are times that the numbers fluctuate. With that said, our growth is attributed to the business that we get from the city of Norco. We have locations in Corona, Riverside, and all surrounding areas. Our Norco branch is a direct reflection of the people who live, work, and spend money in Norco."

While the second location in Eastvale should help alleviate some of the demand from the Norco location there is no guarantee that negotiations for that location will be successful, or when that would occur. And the City is still faced with parked cars related to the Enterprise operation that are over-taxing street parking that should be available to the general public even though no parking violations are occurring. There are a couple of different approaches the Planning Commission can take with the conditions of approval if the determination is to approve the project.

- a) Condition the project so that parking of rental vehicles is not allowed in the street.

Issues: This condition could only apply to rental cars and not customers who park their own vehicles in the street to pick up rental cars.

While a condition like this is plausible it may not be feasible due to limited Sheriff Department resources that would not be continually available for parking enforcement; and this is not something that is enforced through Code Enforcement since it is in the public street.

- b) Condition the project to allow continued legal parking of rental vehicles in the street with a sunset clause after which they would have to find a solution to parking rental cars in the street whether they have a new site or not.

The project has been conditioned to prohibit the parking of rental vehicles in the street. If the Planning Commission determines otherwise that condition will need to be changed. The business is beneficial to the City as it provides a service to citizens and businesses alike and is successful at this location. The other benefit is to the new car dealerships and repair shops in the City that rely on the rental car business for customers whose own vehicles are being serviced.

The Planning Commission has the discretion to deny the request which would mean that the business would have to relocate. A denial would have to be based on findings that the project does not meet the zoning regulations or does not meet the intent and purpose of the C-G zone or the Municipal Code; and as stated earlier there is no code violation occurring when cars (rental or general public) are parked in the street, provided they are not left there for long periods (abandoned).

ANALYSIS PER NORCO MUNICIPAL CODE (NMC) CHAPTER 18.45 (CUP): The NMC states: *“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 CUP application requires certain information from the applicant so that the Planning Commission can make its determination. The table below lists the required information and whether the information was provided:

CUP APPLICATION REQUIREMENTS (18.45.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	YES
3	Nine (9) copies of a Site Plan, containing all the information	YES*

	required by Section 18.40.08 (CONTENT OF A SITE PLAN).	(see explanation)
*	The project site is a developed site plan so analysis of new site plan information is not needed.	
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance with approved plans within one year from the approval of the Conditional Use Permit.	N/A* (see explanation) ←
*	(no additional information requested)	
5	Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.	N/A (see explanation 4 above)
	18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.	PC Discretion
	18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans under the terms and criteria of Chapter 18.40 (SITE PLAN REVIEW), and Chapter 18.41 (ARCHITECTURAL REVIEW) if applicable.	N/A (see explanation 4 above)

Chapter 18.45 of the NMC requires the following findings to approve a CUP:

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:

RESOLUTION 2017-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, GRANTING WITH CONDITIONS APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMOBILE RENTAL BUSINESS TO REMAIN IN AN EXISTING BUILDING AT 2570 HAMNER AVENUE IN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2017-10

WHEREAS, ENTERPRISE RENT-A-CAR submitted an application to the City of Norco, California, for a conditional use permit under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property generally described as:

A portion of Section 12, Township 3 South, Range 7 West of W.J. Hole's subdivision of the Rancho La Sierra, as shown by Map on file in Book 6, Page 70 of Maps, Records of Riverside County, California.

More generally described as 2570 Hamner Avenue, a rectangular-shaped area of about .31 acres, located on the southwest corner of Hamner Avenue and Lampton Lane, having a frontage of about 125 feet on Hamner Avenue and a frontage of about 115 feet on Lampton Lane; and

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

WHEREAS, at 7 p.m. on July 13, 2005, 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, said Planning Commission continued consideration of Conditional Use Permit 2005-02 to July 27, 2005 to allow the applicant and staff to provide information regarding lighting, landscaping, and painting plans; and

WHEREAS, said item was continued to August 10, 2005 and again to August 31, 2005 at the request of the applicant; and

WHEREAS, said item was approved on August 31, 2005 with a sunset clause pending the conclusion of the Hamner Corridor Study that was in process at the time and that resulted in a new zoning for the property to Commercial General (C-G); and

WHEREAS, ENTERPRISE RENT-A-CAR submitted an application to the City of Norco, California, to make permanent a conditional use permit under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, and

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

WHEREAS, at 7 p.m. on July 12, 2017, 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 requested project is categorically exempt from environmental assessment pursuant to Section 3.13, Class 1 (Existing Facilities) of said guidelines.

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

I. FINDINGS:

- A. The requested project will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as Commercial Community and the site is zoned C-G (Commercial General) and is consistent with that designation. The proposed land use is a permitted use in the zone subject to approval of a conditional use permit and subject to conditions.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic (and parking) generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.

- E. The City of Norco, acting as lead agency, has determined that the project is exempt from environmental assessment under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 3.13, Class 1 (Existing Facilities) of the Norco City Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 12, 2017, that the aforesaid application for Conditional Use Permit 2017-10 is approved subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "B" dated May 10, 2005 as amended with elevation and landscape improvements. This resolution (Resolution 2017-26) supersedes and replaces Planning Commission Resolution 2005-34.
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 comply with all City of Norco Municipal Codes, Ordinances and Resolutions.
4. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Director of Community Development may extend approvals for up to six months, provided that after consulting with the City Engineer and Fire Chief, it is found that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
5. 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 therefore. Expansion of use includes the repair and service of vehicles, which is not permitted with this application, except for the cleaning and minor detailing of vehicles for rent.
6. The applicant shall obtain all necessary building permits for tenant improvements inside of the structure.

7. The storage/inventory area shall conform to all Norco Municipal Code requirements, including access requirements for the handicapped.
8. The display and storage of rental vehicles shall be in the parking stalls immediately in front of the building leaving the parking spaces adjacent to the street for customer parking for this project and for the adjoining fast-food restaurant to the south.

There shall be no parking of rental vehicles in the public right-of-way. The manager of the facility shall make arrangements for off-street overflow parking of rental vehicles when there are no spaces available during normal business hours (7:00 am to 6:00 pm, Monday through Friday).

9. No blocking of driveways shall be permitted during non-business hours.
10. No sign is authorized by approval of this site plan. Plans for any new sign(s) proposed to be placed upon this site shall first be submitted to the Planning Department for approval of a sign permit, and to the Building Department for issuance of a building permit.
11. All landscaped areas shall be in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval prior to commencement of the business operation.
12. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan, which utilizes drought resistant plants, shall be submitted to the Planning Department for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimension of all landscaped areas and irrigation lines. Trees shall be minimum 15-gallon container trees, and shrubs shall be minimum 5-gallon container plants.
13. A minimum of 12 standard parking spaces for customer and employee parking shall be maintained along Hamner Avenue on which joint access shall be maintained for customers associated with the parcel to the south. One space shall be designated for handicap persons and shall be van accessible. Parking shall remain clear and accessible to the public during normal business hours.
14. Designated access for disabled persons shall be provided to the structure from the right-of-way of Hamner Avenue, and shall be designated on all site plans for building permit purposes. Features for handicapped accessibility shall be updated as required in the current adopted Uniform Building Code.

15. It is hereby established that it shall be grounds for revocation of this site plan if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
16. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Department upon application for such system. In the event of approval of any such system, technical details of system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Department prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
17. No new exterior lighting is approved with this approval. No new lighting shall be installed without prior approval of a revised lighting plan, including a photometric plan, by the Planning Department.
18. Any proposed improvements to driveway approaches shall be constructed in accordance with City Standards as approved by the City Engineer.
19. A City of Norco Public Works Encroachment Permit shall be taken out for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
20. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.
21. A mutual agreement, in the form of a recorded covenant running with the land shall be maintained to ensure reciprocal vehicular and pedestrian

access and circulation, vehicular parking and maintenance of all parking areas, and drainage and utilities, in those areas intended for the public, regardless of any existing or future land divisions, with the project site and the commercial site to the south.

##

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on July 12, 2017.

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 July 12, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission



US NAVAL WEAPONS CENTER

L8

K9

2001

L10

M9

ELM DR

SPENCER DR

MARKET ST

CLARK AV

HAMNER AV

LAMPTON LN

THIRD ST

Exhibit A

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1999

1951

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CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: July 12, 2017

SUBJECT: **Conditional Use Permit 2016-38 (Olsen):** A proposal to construct a 5,399 square-foot convenience store/service station with a 1,440 square-foot automatic carwash, and an attached 1,599 square-foot fast food building on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone. (APN 122-570-001).

Variance 2017-04 (Olsen): A request for a variance from front, side, and rear-yard setback requirements for the proposed convenience store and carwash buildings.

RECOMMENDATION: Adopt Resolution 2017-19 approving Conditional Use Permit 2016-38; and,
Adopt Resolution 2017-22; approving Variance 2017-04.

SUMMARY: This item was originally advertised for April 12, 2017 and was continued to advertise for a variance that is required and to resolve access issues in Hidden Valley Parkway. The proposed project meets the minimum zoning requirements for development of a service station/convenience store in the C-G zone with the exception of setback requirements. Variance 2017-04 is a request to reduce building setback requirements along Hidden Valley Parkway and along the west and north property lines. The project meets or exceeds the review criteria for a conditional use permit as outlined in the following staff report. The project also meets review criteria for granting a variance if the Planning Commission agrees.

BACKGROUND/PROJECT DESCRIPTION: The applicant is proposing the development of a 3,800 SF service station/convenience store that includes an attached 1,599 SF fast-food building (total 5,399 SF for the building) and a detached 1,440 SF automated carwash. The canopy for the fuel pumps is 4,664 SF. This is the same site that was approved for the development of two restaurant buildings in 2015 which were not built.

ANALYSIS/Land Use: The proposed service station/convenience store and fast food uses are permitted uses in the Commercial General (C-G) zone. The service station requires approval of a conditional use permit (CUP) subject to certain property development standards as follows:

SERVICE STATION PROPERTY DEVELOPMENT STANDARDS (NMC 18.33.08)	DOES THE PROJECT MEET THIS STANDARD?
RESTRICTIONS:	
1. No more than two service stations at the intersection of Hamner Avenue and a major or collector street.	N/A (Not on Hamner Ave.)
No service station on Hamner Avenue that is located within 1,500 feet of any other service station.	N/A (Not on Hamner Ave.)
No more than 1 service station located at the intersections of a major and a collector, collector and a collector, or major and major provided that any such service station shall be at least 2,000 feet from an existing station.	N/A (Not at an intersection)
No service station shall be located where a local street intersects.	N/A (Not at an intersection)
No service station shall be located in a site that is not at an intersection.	NO (See exceptions below)
EXCEPTIONS TO LOCATION RESTRICTIONS ABOVE (1): A service station may be permitted at any other properly zoned site provided that at least one of the following apply:	
The lot has frontage on a major or collector and is between a freeway on or off-ramp and the next street that intersects with the major or collector street.	NO (Site is east of Yasment Drive which is east of freeway off- ramp)
The site is part of a comprehensively planned commercial center of over five acres.	NO (50,656 SF)
A service station that contains a mechanical automobile washing equipment facility may be permitted on any properly zoned site provided the conditions of compatibility are found as required for Section 18.45.14 NMC (CUP) (see Section 18.45.14 analysis below).	YES (Contains an automated carwash)
2. No service station shall be located on a lot less than 22,500 SF in area.	YES (50,656 SF)
3. Artificial surfacing: The entire surface area of the lot shall be covered by paving (except the portion used for landscaping).	YES
4. Landscaping: not less than 5% of total area with 25% of that within the parking area and a minimum 5 feet adjacent to a street.	YES
5. Parking: each service station shall have no less than 3 spaces with accessory uses meeting the parking requirements of NMC Chapter 18.38.	YES (33 spaces proposed)
6. Utilities: all utilities to be installed on a service station site shall be undergrounded.	YES (condition of approval)
7. Walls: if a service station site abuts any "A" or "R" zone a solid wall six feet high shall be erected on all interior property lines.	YES (condition of approval)
8. Trash storage: all storage areas for trash shall be screened	YES

from public view.	(condition of approval)
9. Lighting: all on-site lighting shall be in accordance with NMC.	YES (condition of approval)
10. Call detectors: if a service station is located at a street intersection where traffic signal devices are installed Call Detectors shall be installed if deemed needed by the City Engineer.	NO (N/A)
11. Location of Service Station Uses: All permitted service station uses, excepting fuel service, shall be conducted wholly within the confines of the main structure.	YES
12. Sale of fuel: diesel and propane gas may be sold if approved with the site plan.	YES
13. Signs: all signs shall comply with NMC.	YES (condition of approval)
14. Rental of Utility Trailers and Autos: utility trailers and autos may be rented on-site provided they are located on an artificially surfaced area.	YES (but is not proposed)
15. Noise: no service station use shall be conducted at any time to cause noise resulting in discomfort to any reasonable person of normal sensitivity.	YES (condition of approval)

ANALYSIS PER NORCO MUNICIPAL CODE (NMC) CHAPTER 18.45 (CUP): The NMC states: *“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 CUP application requires certain information from the applicant so that the Planning Commission can make its determination. The table below summarizes the required information and whether the information was provided:

CUP APPLICATION REQUIREMENTS (18.45.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	YES
3	Nine (9) copies of a Site Plan, containing all the information required by Section 18.40.08 (CONTENT OF A SITE PLAN).	SEE SITE PLAN ANALYSIS BELOW
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance	YES* (see explanation) ←

	<p>with approved plans within one year from the approval of the Conditional Use Permit. (see explanations below*)</p> <p>* Market Study: Not requested. Design Study: Addressed with architectural analysis. Engineering Studies: Grading and drainage information will be provided in subsequent plans for staff approval per conditions of approval. Updated traffic study and queuing analysis requested and provided.</p>	
5	<p>Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.</p>	YES
6	<p>Such applications shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the City, and there shall be attached to each such application copies of all reports, notices and actions pertaining thereto.</p>	YES
	<p>18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.</p>	PC Discretion
	<p>18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans under the terms and criteria of Chapter <u>18.40</u> (SITE PLAN REVIEW), and Chapter <u>18.41</u> (ARCHITECTURAL REVIEW) if applicable.</p>	SEE CHAPTER 18.40 AND 18.41 ANALYSIS BELOW

ANALYSIS PER NMC CHAPTER 18.40 (SITE PLAN): The CUP application requires the submittal of information based on required information for a site plan analysis. The intent of a site plan analysis is to provide for development of property in accordance with the general purpose of the Zoning Ordinance, as well as determine compliance with the property development standards stated in the Ordinance. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City's desire to maintain its unique rural environment and atmosphere. The table below lists the required information for a site plan analysis:

CONTENT OF A SITE PLAN (18.40.08)		IS THE INFORMATION PROVIDED ON THE SITE PLAN?
1-6	Lot Dimensions; existing and proposed buildings; yards and	YES

	spaces; walls, fences, landscaping, and irrigation; off-street parking and internal circulation for cars, horses (as applicable), and pedestrians.	
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	NO (under separate application later)
8 *	All existing and proposed loading zones and internal circulation for loading vehicles. (project is conditioned to not have to provide a loading zone due to small size of structure)	YES* (see explanation) ←
9	All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.	NO (under separate application later)
10 *	All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements. (Corona Avenue will not go through, however, the trail on the north side of Hidden Valley Parkway will continue along the eastern portion of this project site and connect to the trail at Sedona Lane)	YES* (see explanation) ←
11	All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.	YES (no outdoor storage permitted)
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.	NO (separate application later)
13	All existing and proposed waste disposal facilities, including the results of any percolation tests for on-site septic tank use.	N/A
14	Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.	YES (architectural revisions requested)
	PROCEDURE FOR SITE PLAN REVIEW AND APPROVAL (18.40.10.)*	IS INFORMATION AVAILABLE FOR PC DECISION?
	* Site Plan review procedures are superseded by CUP procedures that require a public hearing.	YES (see explanation) ←
	FACTORS TO CONSIDER IN SITE PLAN REVIEW (18.40.10; 5)*	
	(a) Compliance with all applicable requirements of the zoning ordinance. * Minimum zoning requirements are met for the C-G zone but PC has discretion to determine if the project meets the intent and purpose of the zone in addition to the minimum requirements.	YES (see explanation) ←

	There is further discretion also in light of the needed variance.	
	(b) Overall site design and architectural quality insofar as it relates to the intent and purpose of this Ordinance (Zoning), and to the general nature of the area in which the development is to be located.	YES (PC discretion)
	(c) If a Variance or Conditional Use Permit is being considered, a site plan review shall be for the purpose of determining compliance with the circumstances necessitating said Variance or Conditional Use Permit in addition to those otherwise required by this Ordinance.	YES (PC discretion)

ANALYSIS PER CHAPTER 18.41 (ARCHITECTURAL REVIEW): The intent and purpose of architectural review is to insure the development of the community in an orderly manner with compatible uses and appearances of structures within zones, and with the natural rural environment, to stabilize and maintain property values and encourage permanence of desirable residential areas.

The applicability of architectural review is that while encouraging the broadest possible range of individual and creative design, and without depriving a property owner of an efficient and full use thereof which is otherwise lawfully allowed, all CUP and variance applications shall be governed by this chapter. Architectural review is needed to assure that the nature and appearance of any use and development is compatible and harmonious to the use and enjoyment of surrounding properties.

In addition to the elements required per the site plan review process discussed above, an architectural review needs additional items for the Planning Commission to make its determination. The table below lists the additional criteria required by the NMC and identifies if the applicant provided said information:

CONTENT OF REQUIRED PLANS (18.41.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
	Exterior elevations and architectural features.	YES
	The nature, texture, and color of all materials to be used.	YES
	Other information as required by the Planning Director to enable the Planning Commission to make a proper review.	YES (Revised architecture)

The architectural review shall include consideration for the following:

CRITERIA FOR ARCHITECTURAL REVIEW AND APPROVAL (18.41.10)		HOW DOES THE PROJECT MEASURE UP TO THIS REVIEW CRITERIA?
	The nature of the specific use in a particular zone or geographic area and the requirements of utility for the proposed structure and the proposed use.	PC discretion. The proposed building is designed to meet its utility purpose as a service station/convenience store with detached carwash. In this analysis the Planning Commission should consider if the proposed project meets the utility intent of the use on this site.
	Site dimensions with relation to the proposed structure and the required utility thereof.	PC discretion. With the exception of setbacks for which a variance has been requested, the project meets the development standards of the C-G zone and is designed to accommodate the required automatic carwash.
	Adequacy, conformity, and harmony of external design, colors, materials and architectural features with neighboring structures.	PC discretion. The proposed project has been re-designed to incorporate elements for a western theme.
	Adequacy, conformity, and harmony of the proposed improvement with existing or permitted improvements on neighboring sites. Compatibility with established design parameters.	PC discretion. The project site is bordered by slopes on the east and west sides of the property up to adjoining residential neighborhoods. The slopes help provide buffering to those adjoining residences. The closest residence to the north is across the Corona Ave./Sedona Lane knuckle. The project is conditioned for a six foot block wall on the residential sides and a 12-foot wall around the Corona Ave./Sedona Lane knuckle as further buffering.

BUILDING ARCHITECTURE (18.41.11)		HOW DOES THE PROJECT MEASURE UP TO THIS REVIEW CRITERIA?
	Building architecture shall reflect a desired western theme and identity. Qualities that reflect the western theme can be described as rural, informal, traditional, rustic, low profile and equestrian oriented.	PC discretion. As stated before the proposed project has been re-designed to incorporate a western theme that was approved by the ARC.
	A massive building is a quality that is considered inconsistent with a western theme.	PC discretion. The proposed buildings are adequate for the use and are small enough to incorporate elements for a western theme.
	18.41.11(1), THE FOLLOWING BUILDING FORMS AND MASSING ELEMENTS SHALL BE CONSIDERED DURING THE ARCHITECTURAL REVIEW PROCESS:	DOES THE PROPOSED PROJECT MEET THESE CRITERIA?

	The basic building form shall be square or rectilinear, accentuated with a covered porch or walk.	YES , the building is rectilinear and includes a covered entry awning.
	Large buildings should be divided into smaller, distinct masses by horizontally staggering walls, changing the roof line, inserting windows and doors, and applying wood siding in different directions.	YES , the buildings are proposed with articulation along both horizontal and vertical planes of the buildings.
	Flat silhouettes should be avoided. Buildings and building complexes should be of variable heights to add visual interest.	YES , see comment above.
	Right angles shall predominate over curved walls or arches.	YES , there are no curved walls or arches.
	Massing, window patterns, support posts and roof forms shall be symmetrical or symmetrically spaced.	YES , the proposed windows and doors are balanced along the building facades.
	Openings in walls shall not exceed 40% of any wall surface.	YES .
	Expression of floor levels in structure and ornamentation is encouraged through the use of such features as second floor balconies, upper level windows and exterior staircases.	N/A
	18.41.11(2), PERMITTED MATERIALS	DOES THE PROJECT USE THESE MATERIALS?
	Uniform materials and consistent style shall be reflected on all exterior elevations.	YES , balanced materials and colors across the building elevations.
	The primary exterior material of the building shall appear to be wood siding or adobe. Plaster, river rock, flag stone, wrought iron, and brick may be used for architectural accent material only	YES , the facades incorporate a mix of siding that mimics wood (both horizontal and vertical patterns) with a stone veneer wainscot.
	Where wood is utilized in exterior elevations, it shall be pressure treated.	YES , stained wood brackets near roofline.
	Roofs shall be constructed of metal, concrete or asphalt tiles that simulate wood shingle.	YES , metal.
	Exterior siding, rafter tails, beams, posts, trim and decking may be constructed of rough sawn lumber.	YES .
	The underside of eaves, porches and boardwalks shall be wood planking.	N/A (metal roofing).
	Exterior paving materials for courtyards, patios, and other outdoor gathering areas	Not proposed, project is not designed with outdoor gathering areas outside of parking

	may utilize brick, interlocking concrete pavers, quarry tile, fired "mexican" pavers and stone.	and sidewalk areas.
	Chimneys shall be constructed of brick, except for wood burning stoves, in which case exposed flues are permitted.	Not proposed.
	18.41.11(3), RESTRICTED/PROHIBITED MATERIALS	DOES THE PROJECT USE THESE MATERIALS?
	Highly finished wood ornament.	No
	Wood lattice.	No
	Metal with a shiny surface, standing seam metal roof OK.	No, painted.
	The use of vinyl, masonite, and aluminum siding may be used when they are simulated to look like wood.	No.
	Porcelain, plastic, and other manufactured materials.	No
	Exposed metal columns.	No
	Prefabricated metal stairs.	No
	Asphalt courtyards, patios.	No
	PERMITTED COLORS	DOES THE PROJECT USE THESE COLORS?
	Stains on unpainted wood.	N/A
	Earth tones.	Yes, earth tones (see Elevations).
	Darker and lighter shades for ornamentation.	Yes, see comment above
	Gutters, downspouts, etc. to match rooves or walls.	Yes
	RESTRICTED/PROHIBITED COLORS	DOES THE PROJECT USE THESE COLORS?
	Barn red limited to barn-like structures.	No
	Bright primary colors.	No
	More than one accent color.	No
	Fluorescent colors.	No
	OTHER STYLE/DETAILING ELEMENTS AND FAÇADE DETAILING FOR CONSIDERATION	DOES THE PROJECT USE THESE ELEMENTS?
	Post and beam construction, knee bracing, balconies, wood ornamentation, decorative elements (weather vanes, windmills,	Yes, wood brackets and trellises.

	etc.), plaster, horizontal siding or board and batten siding.	
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The project was provided to the ARC and both approved the theme and design. One member suggested that the awnings not be cloth but be a more durable material and the applicant has changed the awnings to metal.

ANALYSIS PER APPLICATION INFORMATION:

On page 3 of the Application (ref. Exhibit F) there is a list of environmental questions that the applicant is requested to answer "yes" or "no" to whether the project will create specific impacts. The applicant answered no to all of the questions. However these questions need to be considered by the Planning Commission in its discretion to approve or deny the request. In staff's review two of the "no" answers should be considered by the Planning Commission in its discretion:

	APPLICATION (ENVIRONMENTAL INFORMATION FORM "I")	IS A "NO" RESPONSE TO POTENTIAL IMPACTS APPROPRIATE FOR THE SCALE OF THE PROPOSED PROJECT?
23	Change in scenic views or vistas from existing residential areas of public lands or roads.	The proposed project sets down between two slopes to either side so no view will be impacted there. The project will impact the view from residences on the southern end of Corona Avenue toward the other side of Hidden Valley Parkway.
24	Change in pattern, scale or character of general area of project.	PC discretion. The question that needs to be considered is if the project is compatible to the neighborhood. The project site is zoned commercial.

ANALYSIS PER ZONING REQUIREMENTS:

DEVELOPMENT STANDARDS (C-G ZONE)	DOES THE PROJECT MEET THIS STANDARD?
Interior side setback: 50 ft. if adjacent to an A or R zone. Minimum rear setback: 50 ft. if adjacent to an A or R zone. Front setback: 25 ft. to a building.	A variance request is being considered along with the CUP request for the 50 ft. setback requirement to the north and west for the carwash building; and for the 25 ft. front setback for the convenience store.
Maximum building height: 35 ft.	Yes, 26 ft. to top of peak on convenience store and carwash building.
Landscaping: not less than 15% of total lot area.	Yes, proposed landscaping is at least 25% of total lot area.
Parking: 1:250 (convenience store) = 15 1:100 (fast food restaurant) = 16 Total required spaces: 31	Yes, 33 spaces proposed.

Walls: when adjacent to an A or R zone 6-ft. block wall required.	Yes, project is conditioned to provide a minimum 6-ft. block wall on property lines that abut an A or R zone where one does not already exist.
Trash enclosure	Yes
Buffering: opaque screening using block wall and landscaping adjacent to A or R zones.	Yes
Mechanical equipment screening (roof and ground)	Yes, project is conditioned for screening.

ANALYSIS FOR NMC CHAPTER 18.44 (VARIANCE) FINDINGS:

The NMC states *“the purpose of this chapter to allow variation from the strict application of the terms of this ordinance whereby reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic or other condition of such piece of property or improvement thereon, the literal enforcement of the requirements of this ordinance would involve practical difficulties or would be undue hardship unnecessary to carry out the spirit and purpose of this ordinance.”*

A service station at this location, while allowed through a CUP, requires the inclusion of an automatic carwash. That combined with the unusual shape of the property and the building restriction of an existing utility easement on the southeast side, there are constraints that don't allow the development to meet the minimum setback requirements and still provide the required parking.

The reduced setbacks are needed for the street-side to allow the convenience store to be within 10 feet of the right-of-way line (where 25 is required); and along the west and north property lines to allow the carwash building to be 45 feet from the west property line and be on the property line to the north (where 50 feet is required in both cases). While the car wash building is proposed on the property line to the north it is around 280 feet from the residence due to the size of the lot.

CRITERIA FOR GRANTING A VARIANCE (18.44.16)		CAN THIS FINDING BE MADE FOR THIS PROJECT?
1	There are special characteristics attached to the subject property, which do not generally apply to the other properties in the area.	YES , the requirement that the project include an automatic car wash; and the existing utility easement that restricts the buildable area.
2	The granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code.	YES , the lot restrictions above make it necessary for a variance so that the project can meet other aspects of design requirements including parking.
3	Granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to	YES , the variance will allow the development consistent with the intent for this zone as it applies to other properties

	the public health, safety, or welfare.	with similar zoning. The layout of the project along with conditions of approval are designed to mitigate potential impacts so as not to be detrimental to public health, safety, or welfare.
4	Granting of the variance will not be detrimental or contrary to the General Plan.	YES , the proposed use is permitted upon approval of a CUP in the C-G zone where the property is located; and the C-G zone is consistent with the Commercial Community Land Use Designation in the General Plan.

ANALYSIS FOR NMC CHAPTER 18.45 (CUP) FINDINGS: The Planning Commission has discretion to approve, change, or deny a CUP. From the Governor’s Office of Planning and Research (OPR) a CUP allows the Planning Commission 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. That decision is required to be made 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.

Chapter 18.45 of the NMC requires the following findings to approve a CUP:

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:

CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)		CAN THIS FINDING BE MADE FOR THIS PROJECT?
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.	The project meets the minimum development standards for a service station in the C-G zone, and the Planning Commission needs to determine if the proposed structure meets the intent of that zone to “allow retail and commercial uses that are centered around retail, eating and drinking establishments, and entertainment to serve the needs of the community.”
2	The requested use will not adversely affect	The project is generally exempt from

	the adjoining land uses and the growth and development of the area in which it is proposed to be located.	CEQA but the Planning Commission needs to determine if the proposed project meets the intent of the NMC in terms of architecture and potential impacts to adjoining residential and agricultural properties.
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 project meets the minimum lot size requirement. The Planning Commission needs to determine that Findings 1 and 2 can be made so that this finding can be made also.
4	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	A traffic study and a queuing analysis were prepared. The traffic study concluded that the project would not create a significant negative impact. The queuing analysis determined that the needed length of the left turn lane into the project site would still allow for left turn movements into the shopping center across the street.

Project Review: The project was reviewed at Project Review Board on January 29, 2017 and all discussion has either been incorporated into the site plan or has been added as conditions of approval. Likewise the project and traffic analysis were provided to the City of Corona. The City of Corona provided comments and recommendations and those also have been incorporated into the conditions of approval as appropriate. One condition deals with the existing traffic signal as follows:

- The City of Corona will operate and maintain the shared jurisdiction traffic signal. As such the applicant shall upgrade the existing signal to current City of Corona standards and specifications to a reasonable extent, and as approved by both jurisdictions, so that it can be efficiently managed by Corona Advanced Traffic Management System (ATMS). Upgrades shall include the following:
 - New advanced traffic signal controller
 - New Video detection at all approaches and loops where appropriate
 - Battery Backup System
 - Updated communications equipment
 - New 6' long IISNS with straight arm
 - All new LED safety lights and indication lights
 - Upgrade existing warning beacon on Hidden Valley east of Via Blairo (westbound)
 - All new LED countdown ped heads
 - Protect in place existing Corona owned FOC

In addition the City of Corona asked for consideration of an adequate buffer from the carwash mechanical equipment noise to adjacent residences to the west and north to include a minimum setback of 10 feet and a noise study to mitigate noise impacts to acceptable levels. The carwash already exceeds the 10-foot setback from homes along Yasment Drive in Corona. As stated above the building setback requirement in the NMC is 50 feet if adjacent to an A or R zone. The adjoining zone in Corona (Yasment Drive) is an R zone and the adjoining zone to the north is an A zone in Norco. The car wash building is currently 45 feet from the rear property line of the home on Yasment Drive and is on the property line to the property to the north. The variance request is to waive the 50-foot building setback requirement to the north and west for the car wash building and the 25-foot front setback for the convenience store.

Because of the size of the lot in Norco the carwash is actually around 280 feet from the residence so this should not be a problem in terms of noise. The project has been conditioned to provide a six-foot block wall on the north and west borders that would be in addition to proposed retaining walls unless a block wall already exists. Additionally, the project is conditioned to provide a noise study and mitigation measures as needed to reduce exterior noise levels from the carwash to 55 PndBa or to ambient noise levels, whichever is greater. The height of the wall around the Corona Avenue/Sedona Lane knuckle is conditioned to be 12 feet tall.

There was some discussion during project review about the possibility of doing a traffic analysis to determine the feasibility of re-striping lanes in Hidden Valley Parkway along with reducing the width of the horse trail so as to expand the pavement width to accommodate a dedicated right-turn lane into the project site.

Upon further review it was found that in order to get enough room to add a right turn lane significant improvements would be required:

- A storm drain inlet would have to be moved.
- The traffic signal pole would have to be moved.
- The curb return would have to be moved.

Because the cover to the storm drain inlet, which is about five feet wide, could not be placed in the horse trail for safety reasons, the result would be a reduction of the horse trail to around five feet wide or less after all the infrastructure is moved. Based on the significant increase in cost to the applicant to move the infrastructure and the loss of trail width, it was then incumbent to determine if such improvements were warranted.

After review of the westbound approach for Hidden Valley Parkway it was determined that for the extra cost and loss of trail width, the right-turn lane would not provide a level of additional safety over what would already exist. The traffic study prepared for this project also determined that a dedicated right turn lane was not needed.

- Westbound downhill traffic on Hidden Valley Parkway on approach to the project site has about 9,000 feet of visibility to make any adjustments needed for cars that have slowed to make a right turn.
- Vehicles making a right turn have an open access way all the way back to the back of the property so that there will be nothing to impede or slow vehicles once the turn has been made and in turn will not cause back up to occur into Hidden Valley Parkway.

The project, including the variance request, was re-advertised for the July 12, 2017 meeting. The public notice gives the option of submitting input (in this case opposition) in writing or by coming to the Planning Commission meeting. One written complaint was received from a previous public hearing notice and two new letters were received under the re-advertising. All letters have been attached to the staff report (Exhibit "G"). Staff is recommending approval of the project and resolutions for approval are attached.

Attachment: Resolution 2017-19 (CUP)
Resolution 2017-22 (Variance)
Exhibit "A" – Location Map
Exhibit "B" – Site Plan
Exhibit "C" – Elevations
Exhibit "D" – Photos
Exhibit "E" – Traffic Impact Study
Exhibit "F" – Application
Exhibit "G" – Opposition Response

RESOLUTION 2017-19

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS CONDITIONAL USE PERMIT 2016-38 FOR THE DEVELOPMENT OF A SERVICE STATION/CONVENIENCE STORE AND DETACHED AUTOMATED CAR WASH 1.16 ACRES LOCATED ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. CONDITIONAL USE PERMIT 2016-38 (APN 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code for the development of a service station on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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 April 12, 2017, 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, prior to opening the public hearing said item was continued and re-advertised for the subsequent meetings of April 26, 2017 and May 10, 2017; and

WHEREAS, the public hearing on May 10, 2017 was cancelled; 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 July 12, 2017, 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 adopted Resolution 2017-19 approving Conditional Use Permit 2016-38 subject to conditions; and

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

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as Commercial, and the C-G (Commercial General) zoning of the site is consistent with that land use. The proposed service station/convenience store is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that appropriate buffer treatment consisting of setbacks and block walls is being developed against adjoining properties to attenuate noise and light impacts from the project. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards with the exception of front, side, and rear setbacks for which a variance was approved.

- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco 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 is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines, Class 32.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled July 12, 2017, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B", Site Plan date June 30, 2017, and Exhibit "C", Elevations dated April 6, 2017, associated with 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), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause for beginning immediate and automatic revocation and/or termination of the approvals granted under authority of permit, bypassing City Code compliance procedures.
4. This approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two (2) years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six (6) months, provided that after consulting with the City Engineer and Fire Marshall, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.

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.
6. 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 therefor.
7. Litter shall be removed from the premises on a daily basis, including adjacent public sidewalks and all parking areas under the control of the licensee.
8. The property owner shall maintain the required trash enclosure, keep the trash bins inside the enclosure, and ensure that no debris is littering the trash enclosure area.
9. 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.
10. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 48 hours of notification.
11. The exterior of the premises, including adjacent public right-of-way and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness the business is open, at the public right-of-way or parking surface, at a minimum of two foot candles of light.
12. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.
13. 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.
13. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

14. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
15. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - a. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
16. The City maintains the option to open an investigation of CUP compliance at any time.
17. A six-foot high decorative solid block wall measured from grade shall be constructed where one does not already exist on adjoining residential or agricultural properties to the north, northwest, and east at the respective property lines, including on top of any retaining walls; a 12-foot decorative block wall shall be constructed around the Corona Avenue/Sedona Lane knuckle with the exception of across the trail where a vehicular restrictive gate shall be installed that will allow pass-through by equestrians.
18. A construction screening fence shall be installed and maintained for the duration of construction on site.
19. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 24-inch planter box. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the state Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters

- adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements.
20. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.
 21. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division prior to issuance of building permits. Said plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.
 22. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
 23. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
 24. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by the authorized waste-hauler. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
 25. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.

26. A minimum of 31 standard parking spaces (33 proposed) shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
27. The project is exempt from having to provide a loading zone.
28. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
29. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
30. Prior to the issuance of a building permit the applicant shall provide a noise study on the car wash with attenuation measures as needed to reduce exterior noise levels to 55 PndbA (CNEL) at property lines, which shall be certified by a registered acoustical engineer.
31. Any stop work order caused by a failure to make application for building permits with the City of Norco will cause a revocation hearing to be agendized at the next regularly scheduled meeting of the Planning Commission.
32. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.
33. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.

34. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
35. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.
36. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain toward storm drain or street curbs and may include a clarifier to the satisfaction of the City Engineer. Access to enclosures from entry drives will not be permitted.
37. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer. An alternative surfacing material such as "Stalok" for any trail crossings shall be used as approved by the City Engineer in accordance with standard City policies.
38. Encroachment Permits shall be obtained from either the City of Norco or Corona for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
39. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
40. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
41. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.
42. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer.

Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.

43. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary by the City Engineer.
44. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
45. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) during all phases of construction.
46. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Division.
47. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
48. The applicant shall dedicate all vehicular access rights to Hidden Valley Parkway, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit.

49. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24" x 36" mylar, by a registered civil engineer, for approval by the City Engineer.
50. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance. Grease interceptors shall be required for all food service uses.
51. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
52. The project shall include the installation of purple pipe for ultimate connection to the City's reclaimed water system.
53. Separate water meters shall be required for each unit within each building and are required to be installed prior to issuance of a certificate of occupancy for each unit.
54. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
55. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
56. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
57. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
58. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the 2001 California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.

59. A knock box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.
60. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
61. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
62. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
63. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.
64. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
65. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
66. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
67. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.

- Building Architectural Plans
 - On-Site Water & Fire Hydrant Utility Plans
 - Detailed Site Plan with Islands and Drive Aisles
 - Fire Sprinkler
 - Fire Alarm/Sprinkler Monitoring
 - Fire Lanes
 - Flammable Liquid/Hazardous Materials
68. Approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:
- Industrial/Commercial: 12-inch height minimum on building located front and rear and 6-inch minimum height on suites, both front and rear doors.
69. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
70. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
71. A mutual agreement, in the form of a covenant running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director shall be recorded with the property prior to any subdivision to ensure reciprocal vehicular and pedestrian access and circulation, in perpetuity, regardless of any existing or future land divisions.
72. Prior to the issuance of a building permit the developer shall provide a noise analysis of the proposed car wash building, for approval by the City, that identifies mitigation measures as needed to reduce exterior noise created by the car wash, to 55 Pndba or ambient noise levels, whichever is greater.
73. Deliveries from tractor-trailer vehicles shall be limited to the hours not before 6 a.m. and not after 7 p.m. daily.
74. The City of Corona will operate and maintain the shared jurisdiction traffic signal. As such the applicant shall upgrade the existing signal to current City of Corona standards and specifications to a reasonable extent, and as approved by both jurisdictions, so that it can be efficiently managed by Corona Advanced Traffic Management System (ATMS). Upgrades shall include the following:
- New advanced traffic signal controller
 - New Video detection at all approaches and loops where appropriate

- Battery Backup System
- Updated communications equipment
- New 6' long IISNS with straight arm
- All new LED safety lights and indication lights
- Upgrade existing warning beacon on Hidden Valley east of Via Blairo (westbound)
- All new LED countdown ped heads
- Protect in place existing Corona owned FOC

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 12, 2017.

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 July 12, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2017-22

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 TO REDUCE REQUIRED SETBACKS; STREETSIDE: FROM 25 FEET TO 10 FEET, INTERIOR SIDE: FROM 50 FEET TO 45 FEET, AND REAR FROM 50 FEET TO ZERO FEET, FOR PROPERTY LOCATED ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE IN THE C-G ZONE. VARIANCE 2017-04 (APN 122-570-001)

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

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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 July 12, 2017, 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, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

- A. There are special characteristics attached to the related project (Conditional Use Permit 2016-38) that requires an automatic car wash in conjunction with a service station, the irregular shape of the lot, and a restricted development area where utility easements are located, which does not generally apply to similar uses at other locations in the C-G zone.
- 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 identified lot restrictions make it necessary for the variance where a lot of similar size without the identified restrictions would likely be able to accommodate the use.
- 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; and the layout of the project along with conditions of approval are designed to mitigate potential impacts so as not to be detrimental to public health, safety, or welfare.
- D. The granting of the variance will not be detrimental or contrary to the General Plan since the proposed use is permitted upon approval of a CUP in the C-G zone where the property is located; and the C-G zone is consistent with the Commercial Community Land Use Designation in the General Plan.
- 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 is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled July 12, 2017, that the aforesaid application for a variance is hereby granted subject to the following conditions:

- 1. Approval is based on Exhibit "B", Site Plan date June 30, 2017, and Exhibit "C", Elevations dated April 6, 2017, associated with 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 recommended approval before the tentative tract map 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 be subject to all conditions of approval for Conditional Use Permit 2016-03 (Planning Commission Resolution 2017-19) as applicable.
7. 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.
8. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.
9. 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 July 12, 2017.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

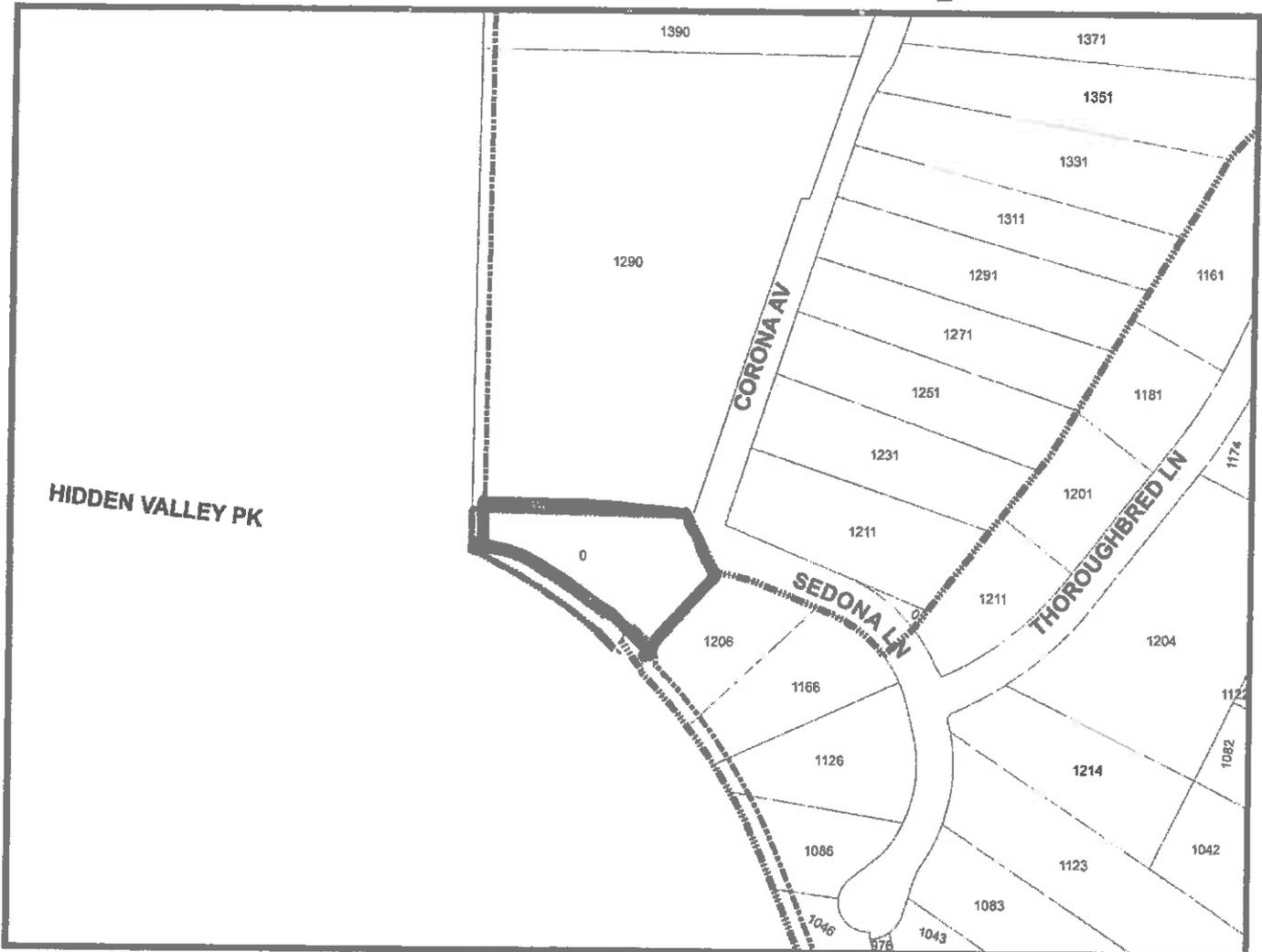
Steve King, Secretary
Planning Commission
City of Norco, California

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 July 12, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2016-38

APPLICANT: James and Sandra Olsen

LOCATION: North West Corner of Hidden Valley Parkway
and Corona Avenue

APN: 122-570-001

Exhibit "A"



Exhibit "D"



June 6, 2017

Mr. Jim Olsen
7641 East Corto Road
Anaheim, California 92808

Re: Traffic Impact Study for proposed gas station development at the intersection of Hidden Valley Parkway and Corona Avenue in the City of Norco

Dear Mr. Olsen:

Albert Grover & Associates (AGA) is pleased to present to you this traffic impact study (TIS) for the proposed development to be located on the northwest corner of the intersection of Hidden Valley Parkway at an existing traffic signal where Corona Avenue has been closed in the City of Norco (Figure 1). In accordance with direction from the City, an intersection analysis was performed to determine if the trips generated by the proposed project are expected to impact Hidden Valley Parkway and the main driveway access at the existing traffic signal. Based on the analysis, it is anticipated that the existing traffic signal and roadway operation would have no significant impact with the installation of a full-access project driveway.



Figure 1: Proposed project location.

TRANSPORTATION CONSULTING ENGINEERS

211 Imperial Highway, Suite 208, Fullerton, CA 92835
Office: (714) 992-2990 Fax: (714) 992-2883 Email: aga@albertgrover.com

EXHIBIT "E"

I. Project Location and Description

The project is a mixed-use development proposed in a vacant lot on the edge of a residential neighborhood (Figure 1). The construction of a new 8-pump Arco gas station with a car wash and an AM/PM convenience market is proposed along with a new fast-food restaurant of 1,599 square feet (sf).

The project site plan (Attachment A) proposes to maintain the existing traffic signal on Hidden Valley Parkway as the primary project access for motorists, bicyclists, and pedestrians alike, with no direct access to or from the adjacent residential neighborhoods, Corona Avenue, or Sedona Lane. At the project location, Corona Avenue is currently closed to vehicular traffic from Hidden Valley Parkway, allowing access at its southerly terminus only to and from Sedona Lane.

The project is anticipated to be constructed and opened to the public within approximately one year. Primary project access is proposed via a full-access signalized driveway at the existing traffic signal, with a secondary right-in/right-out driveway approximately 200 feet to the west. Most of the project traffic is expected to access the site via the primary driveway at the traffic signal.

II. Intersection Level-of-Service analysis and Methodology

Intersection Level of Service (LOS) was evaluated for the study intersection at the existing traffic signal and proposed project driveway using the Intersection Capacity Utilization (ICU) methodology. ICU LOS analysis ranks traffic operations from Level A to F (Table 1) based on the ratio of entering vehicular traffic volumes to roadway capacity of the overall intersection, also known as the volume-to-capacity ratio (V/C ratio).

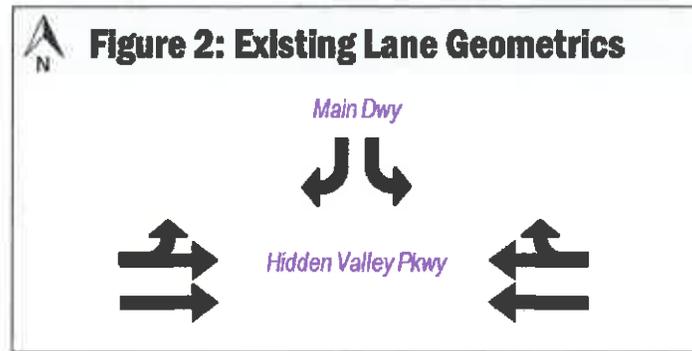
Volume/Capacity Ratio (V/C)	LOS	Description
0% - 55%	A	The intersection has no congestion.
55% - 64%	B	The intersection has very little congestion.
64% - 73%	C	The intersection has no major congestion.
73% - 82%	D	The intersection normally has no congestion.
82% - 91%	E	The intersection is on the verge of congested conditions.
91% +	F	The intersection is over capacity.

Intersection LOS was evaluated for the AM and PM peak periods, when traffic is generally heaviest during the morning and evening commute hours. This study analyzed the following scenarios:

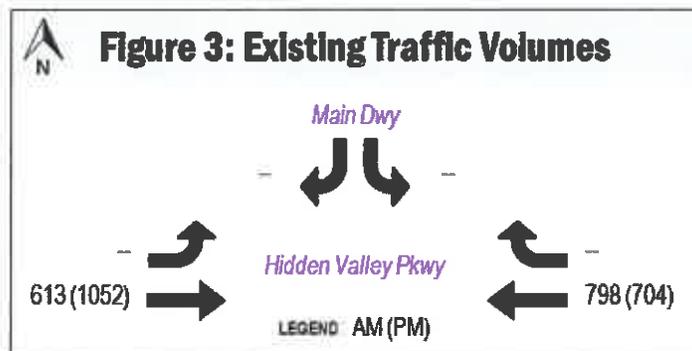
- Existing Conditions (2017 traffic volumes and intersection geometrics)
- Future Year (2018) Projected Ambient Growth
- Future Year Conditions with Proposed Project (Opening Day Conditions)

III. Existing Conditions – 2017 Level-of-Service Analysis

At the project location, Hidden Valley Parkway is a four-lane arterial roadway with a two-way left-turn median lane. Corona Avenue is now closed along the project site's eastern frontage, between Hidden Valley Parkway and Sedona Avenue to the north. An existing traffic signal stands at the intersection of Hidden Valley Parkway and the now-closed Corona Avenue. **Figure 2** shows the existing lane geometrics at the existing traffic signal, which is proposed to be repurposed as the project's main driveway.



In order to assess the existing traffic conditions at the study intersection, 24-hour roadway traffic volume data was collected on Hidden Valley Parkway at the proposed project location on Tuesday, May 23, 2017. It was determined from the data (**Attachment B**) that the heaviest morning traffic volumes occur at 7:00am (AM peak hour) and the heaviest evening traffic volumes occur at 5:15pm (PM peak hour). **Figure 3** shows the existing AM and PM peak hour traffic volumes.



With existing intersection geometrics and traffic volumes, the signalized intersection of Hidden Valley Parkway and Corona Avenue currently operates at LOS A during all time periods, with critical movement V/C ratios of 0.28 and 0.36 for the AM and PM peak periods, respectively. This is due to the closure of the Corona Avenue approach at the intersection, meaning virtually no conflicting traffic interrupts the throughput on Hidden Valley Parkway. Detailed LOS analysis worksheets can be found in **Attachment C**.

IV. Project Trip Generation

Anticipated project traffic volumes were determined using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition (2012), which estimates the number of trips generated by a specific land use based on data collected at similar developments throughout the United States. Anticipated project trip generation for the proposed project gas station are based on ITE land use category 946 ("Gasoline/Service Station with Convenience Market and Car Wash"), which bases estimated weekday daily and peak-hour trips on the number of vehicle fueling positions (FP). Anticipated project trip generation for the proposed project fast-food restaurant are based on ITE land use category 934 ("Fast-Food Restaurant with Drive-Through Window"), which bases estimated weekday daily and peak-hour trips on the gross floor area in square footage (SF).

Per the ITE manual, the proposed project is expected to generate a total of 3,238 vehicle trips daily, with 50% of vehicles entering and 50% exiting throughout the day. During the AM peak hour, the project is expected to serve 263 total vehicle trips, with approximately even inbound/outbound proportions. Similarly, during the PM peak hour, the project is expected to generate 274 total vehicle trips, again with approximately even inbound/outbound proportions. **Table 1** details the calculated weekday daily and peak-hour project trips.

Table 1: Project Trip Generation								
Proposed Project		Daily	AM Peak Hour			PM Peak Hour		
ITE Land Use Code	Units²		In	Out	Total	In	Out	Total
946 : Gasoline/Service Station with Convenience Market and Car Wash	16 FP	2,445	97	93	190	113	109	222
934 : Fast-Food Restaurant with Drive-Through Window	1,599 SF	793	37	36	73	27	25	52
TOTAL PROPOSED PROJECT		3,238	134	129	263	140	134	274

¹ Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Ed.

² FP - Fueling Position; SF - Square Feet

While estimated project trip generation represents vehicles entering and exiting the project site, a portion of those vehicles are expected to be vehicles already traveling on the adjacent roadway (Hidden Valley

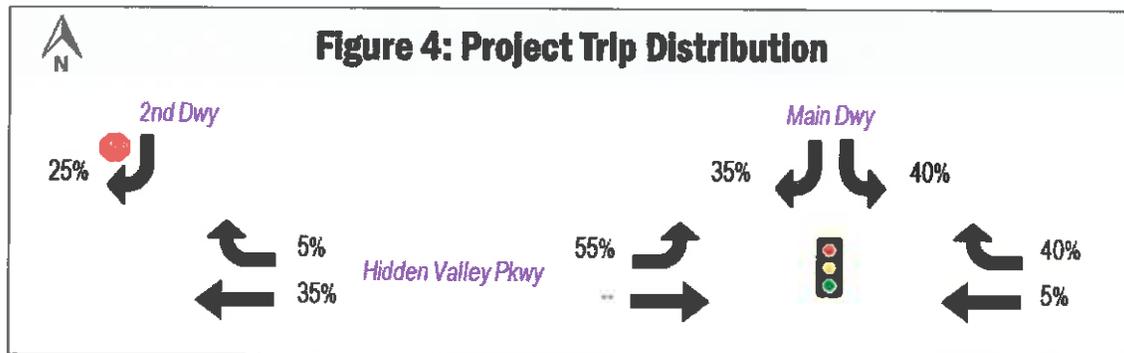
Parkway) that make a passing stop at the project businesses before continuing on. These vehicle trips are known as “pass-by” trips, and can be considered a “credit” against the project trip generation values. Per the ITE manual, the proposed land uses within the project typically have a significant portion of pass-by trips, about 50% pass-by for the fast-food restaurant and about 60% pass-by for the gas station. As a result, the project is expected to generate about 100 net new vehicle trips each in the AM and PM peak hours. **Table 2** shows the ITE pass-by rates and resulting net new project trips by peak period.

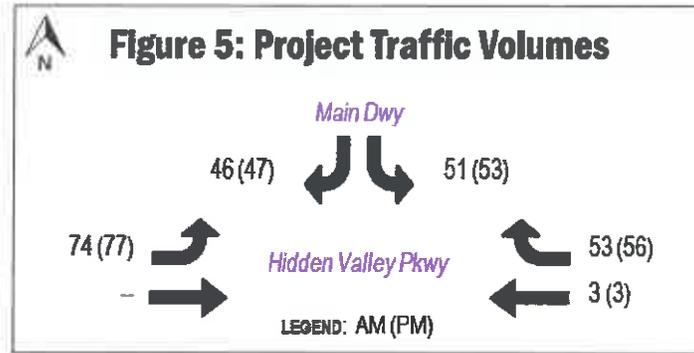
Table 2: Project Trip Generation with Pass-By Credits								
ITE Land Use Code*	ITE Pass-By Trip Rates*		AM Peak Hour			PM Peak Hour		
	AM	PM	In	Out	Total	In	Out	Total
946 : Gasoline/Service Station with Convenience Market and Car Wash	62%	56%	37	35	72	50	48	98
934 : Fast-Food Restaurant with Drive-Through Window	49%	50%	19	18	37	14	13	27
TOTAL PROJECT NET NEW TRIPS			56	53	109	64	61	125

* Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Ed.

V. Project Trip Distribution

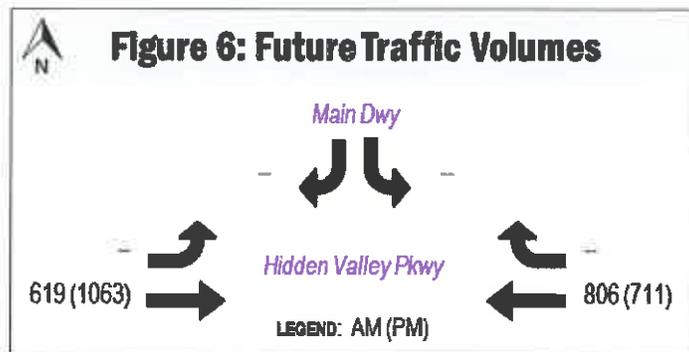
Two project access points are proposed along Hidden Valley Parkway: the main full-access driveway at the existing traffic signal along with a secondary right-in/right-out driveway approximately 200 feet to the west. It is anticipated that most of the project traffic will use the main driveway: that is, about 95% of entering traffic and about 75% of exiting traffic will use the full-access driveway at the traffic signal. **Figure 4** shows the expected project trip distribution for both project driveways, while **Figure 5** shows the anticipated project trip volumes (including pass-by trips) at the traffic signal per each turning movement.





VI. Future Conditions – 2018 Level-of-Service Analysis Without Project

The proposed project is anticipated to require approximately one year to construct and outfit for opening day. Accordingly, the future conditions without project analysis assumed a 1% annual growth over existing traffic volumes to account for ambient area growth by next calendar year, 2018 (Figure 5).



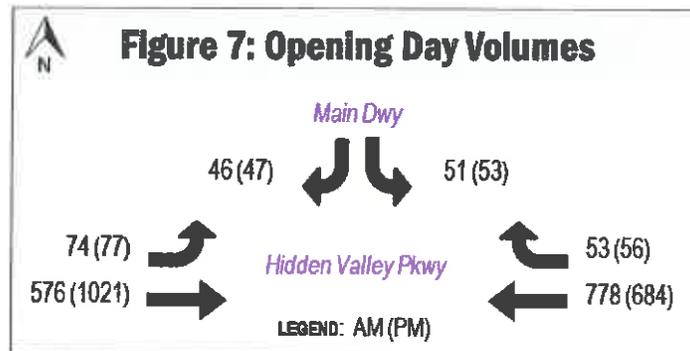
Under future year conditions in 2018 without the proposed project, it is anticipated that the existing traffic signal will continue to operate at LOS A during all time periods, with critical movement V/C ratios of 0.29 and 0.36 for the AM and PM peak periods, respectively. Similar to the existing conditions, the Corona Avenue is to remain closed; therefore, no conflicting traffic interrupts the throughputs on Hidden Valley Parkway. Detailed LOS analysis worksheets can be found in **Attachment C**.

VII. Opening Day Conditions – 2018 Level-of-Service Analysis With Project

Typically, there is a ramp-up period after a new development opens to the public wherein commuters and residents of the area learn that the businesses are now open and available. That is, project traffic on opening is expected to be lower than the calculated project trip generation, which is based on peak hours at established, fully-operational businesses. To be conservative in this analysis, anticipated project trip generation volumes were added to the future year volumes (shown graphically in **Figure 7**) as follows:

- Net new project trips generated were added to the two project driveways per the anticipated project trip distribution.

- Estimated inbound pass-by vehicle trips were subtracted from the through volumes at the existing traffic signal and added to the main driveway volumes. The outbound pass-by trips were distributed proportionate to the anticipated outbound trip distribution.



The project proposes to stripe a left-turn pocket lane for the eastbound approach on Hidden Valley Parkway in order to separate eastbound left-turn (EBL) vehicles from through traffic (Figure 8). This analysis considers that the EBL storage lane is completed with the project, per the proposed project site plan (Attachment A).



Under opening day conditions in 2018, it is anticipated that the main driveway at the existing traffic signal will continue to operate at LOS A during all time periods, with critical movement V/C ratios of 0.39 and 0.38 for the AM and PM peak periods, respectively. Detailed LOS analysis worksheets can be found in Attachment C.

VIII. Queuing

A queuing analysis was also performed for the traffic signal at the main project driveway—particularly the EBL movement—under the 2018 project opening day conditions using WEBSTER software. Concern has been expressed regarding the EBL vehicle queues resulting from the development of the proposed project, specifically the potential effects on an existing driveway on the south side of Hidden Valley Parkway about 200 feet west of the existing traffic signal.

The analysis determined an average queue for the EBL movement in both the AM and PM weekday peak hours of two vehicles (Attachment D). To be conservative, the EBL pocket at the main project driveway should accommodate three cars, which equates to about 60 feet of storage. A 60-foot EBL turn pocket with a 30-foot opening for access would provide approximately 50 feet of storage in the existing two-way left-turn median lane for vehicles turning left into the shopping center driveway west of the traffic signal.

IX. Conclusion

A mixed-use development, comprised of a fast-food restaurant alongside a gas station with convenience market and car wash, is proposed within an undeveloped lot at the intersection of Hidden Valley Parkway and the now-closed portion of Corona Avenue in the City of Norco. The primary project access is proposed to be a full-access ingress/egress signalized driveway located at the existing traffic signal, with a secondary right-in/right-out driveway access approximately 200 feet west of the main driveway.

The project as proposed is anticipated to generate approximately 3,200 vehicle trips daily, with about 263 trips during the AM peak hour and about 274 trips during the PM peak hour. However, typical gas station and fast-food restaurant uses experience a significant proportion of diverted “pass-by” trips from motorists already traveling on the adjacent roadways. Assuming an average pass-by trip rate for each use, the proposed project is anticipated to generate approximately 109 and 125 net new vehicle trips during the AM and PM peak hours, respectively.

The intersection at the existing traffic signal currently operates at LOS A during all time periods: due to the closure of Corona Avenue, no conflicting traffic currently interrupts traffic flow on Hidden Valley Parkway. Assuming a 1% annual ambient growth as well as the addition of the anticipated project trip generation, the study intersection at the main project driveway is expected to continue to operate at LOS A during both the AM and PM peak periods. A summary of the LOS analysis for the study scenarios is given in **Table 3**.

Table 3: Level of Service Analysis Summary
Hidden Valley Parkway at Corona Avenue

Scenario:	Existing Conditions		Future (2018) w/o Project		Opening Day with Project	
	V/C	LOS	V/C	LOS	V/C	LOS
<i>AM Peak Hour</i>	0.28	A	0.29	A	0.39	A
<i>PM Peak Hour</i>	0.36	A	0.36	A	0.38	A

A queuing analysis conducted for the project opening day scenario determines that the anticipated average queue length of motorists waiting to turn eastbound left (EBL) at the main project driveway is two vehicles, for a storage design queue of 60 ft. This is not expected to impact either the proposed secondary project driveway or the existing shopping center driveway, both over 100 ft to the west of the traffic signal at the main project driveway.

X. Recommendations

Whereas the intersection is expected to remain at acceptable operation LOS, the following are recommended by AGA based on a comprehensive review of the existing site, proposed project site plan, and expected opening day traffic flows:

- **Retain the existing traffic signal on Hidden Valley Parkway at the proposed main project access driveway.** Retention of the existing traffic signal would enhance both site access and roadway safety. The intersection is located within a curvature along Hidden Valley Parkway, a potential difficulty for left-turning motorists to clearly see approaching traffic. The existing traffic signal currently operates with a protected left-turn arrow for the eastbound left-turn (EBL) movement, eliminating possible conflicts. When the project is completed, it is anticipated that a majority of the inbound project traffic will use the eastbound left-turn movement at the main driveway to access the site. Therefore, it is recommended that the existing traffic signal with the protected EBL arrow be maintained in order to provide the highest level of public safety.
- **Modify the existing striping on Hidden Valley Parkway to add an eastbound left-turn pocket at the traffic signal.** Striping a left-turn pocket will provide EBL motorists with a clearly designated lane to wait for their protected left-turn green arrow indication. The designated left-turn pocket will minimize blockage of the leftmost eastbound through lane and maximize eastbound throughput on Hidden Valley Parkway. Based on the analysis, the EBL pocket is recommended to be 60 feet long with a 30-foot opening for access, in order to accommodate the expected queues.
- **Install a crosswalk across Hidden Valley Parkway at the traffic signal.** Currently, pedestrians are prohibited from crossing Hidden Valley Parkway at the existing traffic signal. With the opening of the project, pedestrians will likely want to access the fast-food restaurant and convenience market from the south side of Hidden Valley Parkway. Installing a crosswalk at the signalized intersection will improve pedestrian and bicyclist access to the project site. It is further noted that pedestrian signal indications and disabled-access ramps already exist on the east leg of the intersection, where a new crosswalk installation may be more cost-effective than on the west leg.
- **Install a sidewalk on Hidden Valley Parkway adjacent to the project site.** The residential neighborhood west of the project site has a sidewalk that abruptly ends at the western limit of the project site. Continuing that sidewalk easterly along the north side of Hidden Valley Parkway would

provide a continuous pedestrian path connecting the neighborhoods to the project and existing traffic signal, enhancing pedestrian safety, access, and mobility.

- **Provide wireless traffic signal interconnect communications for the existing traffic signal on Hidden Valley Parkway at the project site.** Wireless communications capability at the existing traffic signal would allow communication with other traffic signals in the area as well as any new nearby traffic signals to be constructed in the future. Traffic signal communications is key to traffic signal synchronization, providing smooth traffic flow along Hidden Valley Parkway and reducing the likelihood of collisions.

If you have any questions regarding this analysis, please do not hesitate to contact us at (714) 992-2990.

Respectfully submitted,

ALBERT GROVER & ASSOCIATES



Kawai Mang, E.I.T.
Associate Engineer



David Roseman, T.E.
Principal Transportation Engineer

LIST OF ATTACHMENTS:

- Attachment A – Proposed Project Site Plan
- Attachment B – Traffic Volume Data (May 2017)
- Attachment C – Intersection Level-of-Service Analysis Worksheets
- Attachment D – WEBSTER Queuing Analysis Worksheets

C.V.P.



CITY OF NORCO UNIFORM APPLICATION

File No: CUP 2016-38
Related File:
Date Filed: 12-8-16
Fees Paid: \$16995

GENERAL INFORMATION:

Project Location: N.W. CORNER OF HIDDEN VALLEY PKWY & CORONA AVE
NORCO, CA.

Property Owner: JAMES + SANDRA OLSON Applicant:
Address: _____ Address:
Telephone: _____ Telephone:
Fax: _____ Fax: _____ E-mail: _____

Engineer: A&S ENGINEERING Architect: SAME AS ENGINEER
Address: 28405 SAND CANYON RD Address:
CANYON COUNTRY, CA 91387
Telephone: 661-250-9300 Telephone:
Fax: 661-250-9333 E-mail: ahmad@caseng.com Fax: _____ E-mail: _____

General Plan: _____ Site Acreage: _____
Zoning: _____ Assessor's Parcel Number: _____

Description of Proposal: PROPOSED NEW GAS STATION APN: 122-510-001
• 3800+ S.F. C-STORE
• 1100+ S.F. QSR
• NEW CANOPY WITH 8 PUMPS
• NEW AUTOMATED SELF SERVICE CARWASH, WITH MULTIPLE VACUUMS

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 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: _____ Applicant: _____
Date: 11-16-16 Date: _____

EXHIBIT "F"



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.

PROPERTY IS CURRENTLY ZONED COMMERCIAL. PROPOSED USES ARE IN COMPLIANCE WITH THE PERMITTED USES THRU A USE PERMIT APPLICATION. BASED ON THIS, PROPOSED USES WILL NOT HAVE AN ADVERSE IMPACT.

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.

AS STATED ABOVE PROPOSED USES ARE IN COMPLIANCE WITH CURRENT ZONING AND WILL NOT ADVERSELY IMPACT THE GROWTH & DEVELOPMENT OF THE AREA IN WHICH IT IS PROPOSED.

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.

PROPOSED PROJECT MEETS OR EXCEEDS THE REQUIRED DEVELOPMENT STANDARDS.

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

PROPOSED PROJECT IS NOT A DESTINATION TYPE OF BUSINESS, AND WILL NOT ADD TRAFFIC TO EXISTING ROADWAY.

VARIANCE



CITY OF NORCO
UNIFORM APPLICATION

File No: 2017-04
Related Files:
Date Filed: 4.27.17
Fees Paid: \$2433

GENERAL INFORMATION:

Project Location: Corona + Hedder Valley	
Property Owner: James Olsen	Applicant: Same
Address: 7641 B Corto Rd	Address:
Telephone: 951-515-1803 Anaheim	Telephone:
Fax:	Fax:
E-mail:	E-mail:
Engineer:	Architect:
Address:	Address:
Telephone:	Telephone:
Fax:	Fax:
E-mail:	E-mail:
General Plan:	Site Acreage: 1.39
Zoning:	Assessor's Parcel Number: 122-570-001
Description of Proposal: Request for Variance from 50' set back requirement for buildings in the CG zone to, from a residential zone	

REQUESTED REVIEW:

<input 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 type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input checked="" 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: James Olsen	Applicant:
Date: 4/27/17	Date:



CITY OF NORCO

VARIANCE
JUSTIFICATION FOR APPROVAL

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

1. Explain how your property differs from others in the same zone and neighborhood in terms of unusual topography, size and/or shape.

1.39 acres along Hidden Valley

2. Explain what rights and privileges enjoyed by other properties in the same zone and neighborhood would be denied your property by enforcement of the zoning ordinance.

project could not move forward

3. Explain how the granting of this variance will not be detrimental or injurious to other properties and/or improvements in the same zone and neighborhood.

nothing would affect neighbors

4. Explain how the granting of this variance will not be contrary to the objectives of the general plan.

allows a needed business to bring services to local public

5. Explain how the proposed variance will not limit animal keeping on the subject property.

animal will have access across property

FORM "I"

ENVIRONMENTAL INFORMATION FORM

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

DATE FILED: 12/28/16

GENERAL INFORMATION

JOHN NAHAS
818-515-4544
MS. MARIE ELGEORR
951-966-6600

1. Name and address of developer or project sponsor:

171 RANCHO ROAD, SIERRA MADRE, CA, 91204

2. Address of project:

N.W CORNER OF HIDDEN VALLEY PKWY & CORONA AVE

3. Assessor's Block and Lot Number:

122-570-001

4. Name, address, and telephone number of person to be contacted concerning this project:

AHMAD GHADERI A&S ENGINEERING 661.250.9330
28405 SAND CANYON ROAD, CANYON COUNTRY, CA. 91387

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

PLANNING, BUILDING, FIRE, HEALTH.

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:

PLANNING, BUILDING, HEALTH, FIRE

7. Existing zoning district:

CG

8. Proposed use of site (project for which this form is filed):

1) 3800 S.F. FOODMART 2) 1000 S.F. ANCILLARY FASTFOOD USER, 1440 S.F. SELF SERVE CARWASH, NEW CANOPY NEW PUMPS.

PROJECT DESCRIPTION

9. Site size. 50,656.00 S.F. (IRREGULAR SHAPE)

10. Square footage. 50,656.00 S.F.

11. Number of floors of construction. ONE

12. Amount of off-street parking provided. 33

13. Attach plans. YES

14. Proposed scheduling. 30 DAYS AFTER RECEIPT OF ALL PERMITS

15. Associated projects. NA

16. Anticipated incremental development. NA

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected. **NA**
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities. **CITY & REGIONALLY ORIENTED. PLEASE SEE ATTACHED PLANS**
19. If industrial, indicate type, estimated employment per shift and loading facilities.
20. If industrial, indicate type, estimated employment per shift and loading facilities.
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. **CONDITIONAL USE PERMIT, DUE TO DEVELOPMENT REQUIREMENTS.**

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Site on filled land or on slope of 10 percent or more. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30. Use or disposal of potentially <u>hazardous</u> materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Relationship to a larger project or series of projects. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. **NA**

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.

**SITE IS SURROUNDED BY RESIDENTIAL DEVELOPMENTS
PLEASE SEE ATTACHED PHOTOS.**

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: 12/28/16	Signature: 
	For: AHMAD GHADERI A&S ENGINEERING

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission for the City of Norco, California, will conduct a public hearing in the Council Chambers, 2820 Clark Avenue, in said City on Wednesday, July 12, 2017 at 7:00 p.m., or thereafter to consider the items listed below:

Conditional Use Permit 2016-38 (Olsen): A proposal to construct a 5,399 square-foot convenience store/service station with a 1,440 square-foot automatic carwash, and an attached 1,599 square-foot fast food building on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone.

Variance 2017-04 (Olsen): A request for a variance from front, side, and rear-yard setback requirements for a proposed convenience store/service station/fast food project, with a detached automatic carwash, on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone.

Conditional Use Permit 2017-10 (Enterprise Rent-A-Car, LLC): A request to renew and make permanent a conditional use permit that allowed an existing car rental agency to locate at 2570 Hamner Avenue, in the Commercial General (C-G) Zone.

City staff has determined that the projects listed are categorically exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Section 3.13. Please contact the Norco Planning Division at (951) 270-5682 for more information regarding said items.

Any person desiring may appear at said public hearing and be heard. Any person unable to attend said public hearing may submit written comments to the Norco Planning Division on or before Wednesday, July 12, 2017, by 5:45 p.m. at Norco City Hall, 2870 Clark Avenue, Norco, California 92860.

Posted: June 29, 2017
Published: July 1, 2017

Opposed!!!

*Jean Grimes
1251 Corona Ave.
Norco, CA, 92860*

EXHIBIT "G"

Mr.Duckett
1105 yasmentSt
Corona ,Ca
92879

July 3,2017

The planning Commission
For the City of Norco
California
2870 Clark Avenue
Norco,CA 92860

Dear Sir , Madam

This letter is my comments regarding the consideration of a convenience store/service station on the north side of Hidden Vally Parkway east of yasment Street im offended that no consideration is taken into account for my family regarding a service station being directly next to my premises in which my property would sit direct beside this establishment I have members with mobility issues an this would pose a problem any emergency situations are accidents from the service station.

again I have family members with mobility issues have it been acknowledge that area has a high accident ratio already an this I feel would compound the problem also drawing the public near my property I don't feel that's this appropriate placement for a convenience store and a service station I'm concerned I'm sure as well as surrounding families that this is going to be a problem we don't want it there I will have to take this matter up with counsel and insurance companies about this problem please consider my opinion towards this issue thank you very much.

Respectfully

The. Duckett's

Cc. ADA

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission for the City of Norco, California, will conduct a public hearing in the Council Chambers, 2820 Clark Avenue, in said City on Wednesday, May 10, 2017 at 7:00 p.m., or thereafter to consider the items listed below:

Conditional Use Permit 2016-38 (Olsen): A re-notice of a proposal to construct a 3,800 square-foot convenience store/service station with a 1,440 square-foot automatic carwash, and an attached 1,000 square-foot fast food building on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone.

Variance 2017-04 (Olsen): A request for a variance from front and rear-yard setback requirements for a proposed convenience store/service station/carwash on the north side of Hidden Valley Parkway east of Yasment Street in the Commercial General (C-G) zone.

Conditional Use Permit 2016-39 (Figueroa): A request for approval to allow a detached accessory building consisting of a 931 square-foot garage/workshop building at 1110 Second Street located within the A-1-40 (Agricultural Low Density) Zone.

Conditional Use Permit 2017-05 (Riddell): A request for approval to allow a detached accessory building consisting of a 990 square-foot garage at 275 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone.

City staff has determined that the projects listed are categorically exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Section 3.13. Please contact the Norco Planning Division at (951) 270-5682 for more information regarding said items. Any person desiring may appear at said public hearing and be heard. Any person unable to attend said public hearing may submit written comments to the Norco Planning Division on or before Wednesday, May 10, 2017, by 5:45 p.m. at Norco City Hall, 2870 Clark Avenue, Norco, California 92860.

Posted: April 27, 2017

Published: April 29, 2017

1257 CORONA AVE.

OPPOSED

Juan Gomez

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 12, 2017

SUBJECT: **Site Plan 2017-03 (Rojas):** A request for site plan approval to change the residential building and land use to commercial for the property located at 1090 Sixth located within the C-4 (Commercial) Zone. (Continued from the meeting of June 14, 2017)

RECOMMENDATION: That the Planning Commission review the project and determine if approval of the project is warranted.

SUMMARY: Site plan approval is being requested to change the residential building and land use of the subject property to commercial, to accommodate an office supporting a heating and air conditioning contracting business.

BACKGROUND: This project was presented to the Planning Commission at their meeting on June 14, 2017. The motion for approval failed due to a split/tie vote (2 Ayes/2 Noes/1 Absent). As a result, the item was not approved nor denied, but automatically continued to the next regular Planning Commission meeting so a majority vote (with all Commissioners present) can determine approval or denial of the project.

There were two primary areas of concern that led to the split vote. One concern was over an observed history of vehicle parking in what has been assumed to be horse trail on Corona Avenue (adjacent to the project site), and that no improvements were being proposed to protect the horse trail in this area. Secondly, there was concern that the required parking spaces would not be available at all times, given that two of the required parking spaces were being proposed in the existing garage on the property. This is not typical of a commercial development.

The project has not changed and is being presented as before, but additional information has been compiled regarding the existing horse trail located on Corona Avenue adjacent to the subject property. This information is presented in the property description section of this report.

To address the concern of parking in the garage, the Planning Commission can condition the project to require that the garage be demolished and replaced with open parking spaces. (*Note: the analysis part of the report was expanded to address section 18.40 of the Norco Municipal Code*)

PROPERTY DESCRIPTION: The project site is an irregular-shaped parcel located on the southeast corner of Sixth Street and Corona Avenue (ref. Exhibit "A" – Location Map). The parcel consists of 0.14 acre/5,935 square feet, having a frontage on the south side of Sixth Street of 53 feet, a diagonal corner cut-off of 14.13 feet at the corner, a frontage of 85 feet on Corona Avenue, and a maximum depth of approximately 95 feet (ref. Exhibit "B" – APN Map).

The site is relatively flat and currently developed with a single-family residence (780 square feet), and a two-car garage (366 square feet) to the rear of the property. The existing house has a front yard setback from Sixth Street of 9.5 feet, a street side setback from Corona Avenue of 19.5 feet, an interior (not adjacent to a street) side setback of five feet, and a rear yard setback of 58 feet. The existing garage has a street side setback of 19.5 feet from Corona Avenue, an interior side (east property line) setback of 23.33 feet and a rear yard (south property line) setback of 15.67 feet.

There is no significant landscaping on the property. The property is accessed through a driveway off of Corona Avenue (Exhibit "C" – Aerial and Site Photos).

The site is adjacent to property developed with residential uses on the east and south sides (both the C-4 zone), and adjacent to the Sixth Street right-of-way (with horse trail) on the north side, and Corona Avenue right-of way (with horse trail) on the west side.

As depicted by the exhibit (ref. Exhibit "G" – Right-of-Way Aerial) the existing horse trail is situated within the public right-of-way south of the subject property. However, between the property's southerly boundary and Sixth Street, the horse trail meanders easterly onto private property resulting in a total trail width of approximately five feet, measured from the property line to the existing concrete curb. The "meandering" of the horse trail onto private property is due to the widening of Corona Avenue at its intersection with Sixth street. Given the substandard trail width there is no improved physical trail for use by the public along the subject property frontage on Corona Avenue. In order to enable the construction of a standard 12 foot wide trail, Corona Avenue would need to be re-aligned south of Sixth Street, however this burden would be the responsibility of the City.

PROJECT DESCRIPTION: The requested site plan approval to change property use from residential to commercial includes the provision of applicable zoning development standards, and the remodel of the existing residence interior for compliance with commercial standards to accommodate an office use (ref. Exhibit "D" – Site Plan and Exhibit "E" – Floor Plan).

Modifications to the exterior of the proposed office building include the addition of parapet walls (with stucco and color to match the existing building) around the roof of the building, and the addition of a covered patio, with knee braces, to the front of the building facing Sixth Street.

The existing garage is proposed to remain for vehicle parking so the interior floor plan **will not change**. A roof parapet wall is proposed to be added on all building elevations except the east, to match the office building (ref. Exhibit "F" – Building Elevations).

The project also includes the provision of landscaping and required parking, to meet the requirements of the C-4 Zone.

ANALYSIS: Analysis Per Chapter 18.40 (SITE PLAN): The intent of a site plan analysis is to provide for development of property in accordance with the general purpose of the Zoning Ordinance, as well as determine compliance with the property development standards stated in

the Ordinance. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City's desire to maintain its unique rural environment and atmosphere. The table below lists the required information for a site plan analysis:

CONTENT OF A SITE PLAN (18.40.08)		IS THE INFORMATION PROVIDED ON THE SITE PLAN?
1	Lot Dimensions.	YES
2	All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.	YES
3	All existing and proposed yards and spaces between buildings and structures.	YES
4	All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.	YES, as far as existing fences. New fencing will be provided if required by the Planning Commission, and precise landscape and irrigation plans will be required under a separate permit.
5	All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.	YES
6	All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.	YES
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	N/A (approval of signs is under a separate permit)
8	All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.	No, unless required by the Planning Commission
9	All existing and proposed lighting, including the location and	No new site lighting

	general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.	is proposed at this time. If site lighting is proposed, it will have to be reviewed under a separate permit
10	All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.	No street dedications or improvements are required. Existing street improvements are shown on a supplemental aerial (Exhibit G)
11	All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.	N/A (this is an office use project)
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.	N/A (the drainage and grade is not changing for the site)
13	All existing and proposed waste disposal facilities, including the results of any percolation tests for on-site septic tank use.	N/A
14	Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.	None requested
	18.40.10. Procedure for site plan review and approval:	
	18.40.10 (5). Factors to consider in Site Plan Review.	
	(a) Compliance with all applicable requirements of the zoning ordinance.	To be considered by the Planning Commission in their review of the project
	(b) Overall site design and architectural quality insofar as it relates to the intent and purpose of this Ordinance, and to the general nature of the area in which the development is to be located.	To be considered by Planning Commission in their review of the project
	(c) If a Variance or Conditional Use Permit is being considered, a site plan review shall be for the purpose of determining compliance with the circumstances necessitating said Variance	No Conditional Use Permit or Variance is being requested

	or Conditional Use Permit in addition to those otherwise required by this Ordinance.	
--	--	--

Land Use: Office uses are permitted in the C-4 Zone (no conditional use permit required). This site plan approval is for the Planning Commission to review the proposed site and building modifications with respect to the development requirements of the C-4 Zone.

Setbacks: A minimum front yard building setback of 30 feet is required from Sixth Street. The minimum front yard may be varied by the Planning Commission to 10 feet if in the opinion of the Planning Commission, sufficient features are incorporated into the site and architectural plans warrant increased exposure to accent the western theme of the C-4 zone.

Because the buildings are existing, the Planning Commission would need to determine if sufficient western features are either existing or proposed, given that the main building exists 9.5 feet (10 feet rounded up) from Sixth Street and due to the high exposure of the building on Sixth Street. Architectural modifications are proposed, and are discussed in the Architectural section below.

A side yard setback of 10 feet is required in the C-4 Zone when the side yard is adjacent to a street. Both existing buildings meet this setback, being 19.4 feet from Corona Avenue. There are no setback requirements from interior (not adjacent to a street) property lines. There is a minimum of 12-foot setback requirement between buildings on the same lot and the existing buildings meet this requirement being 24.42 feet away from each other.

Lot Coverage: There is no lot coverage requirement in the C-4 Zone. Maximum lot coverage is however, controlled by the required drive-aisle widths, parking and landscaping.

Architecture and Building Height: The intent and purpose of the C-4 zone is to provide for definite "western" motif in building design and any other such amenities as determined desirable to carry out the western theme.

As noted, modifications to the exterior of the proposed office building include the addition of parapet walls (with stucco and color to match the existing building) around the roof of the building, and the addition of a covered patio, with knee braces, to the building elevation facing Sixth Street. A roof parapet wall is also proposed on the garage to match the office building.

With the addition of the parapet walls, the height of the main building will be about 16 feet as measured to the top of the parapet wall and the height of the garage will not exceed 13 feet 4 inches also measured to the top of the parapet wall. Both buildings will not exceed the maximum height of 35 feet in the C-4 Zone.

The proposed building elevations were submitted to the Architectural Review Sub-Committee (ARC) for review. One member the ARC had no comments on the proposed modifications. The other member of the ARC recommended that additional wood trim and/or western style façade veneer be applied to mimic existing businesses on Sixth Street. The Planning Commission has

the discretion to require additional architecture treatment which can be approved at staff level following review and approval by the ARC.

Landscaping: In the C-4 zone, all property developed with a building or structure is required to have landscaping in an amount equal to not less than five percent of the total area of the property. In addition to the required landscaping, a five foot wide landscape buffer is required immediately adjacent to any lot line that abuts a public right-of-way.

The property consists of 5,935 square feet so a total of 297 square feet (five percent) would be required in landscaping. The minimum five-foot wide landscape buffer adjacent to streets would require an additional 761 square feet. The project is proposing a total of 2,169 square feet of landscaping thought out the site, which includes the required buffer along Sixth Street and Corona Avenue.

Parking: Office uses require one parking space for every 250 square feet of gross floor area. The proposed parking plan includes the two existing parking spaces in the garage, plus a handicap (ADA) accessible parking space. The three parking spaces meet the minimum Code requirement. To help ensure that the required parking is provided during business hours, the applicant has noted that the garage will remain open during normal business hours. Based on the concern of the Planning Commission at the last meeting, staff is recommending that the project if approved, be conditioned to require that the garage be demolished and replaced with open parking spaces.

Trash Area: Trash bins are proposed to be kept behind the existing garage building, but not within a trash enclosure, where they will not be visible from either Sixth Street or Corona Avenue. Per the requirements of the C-4 Zone: "A special trash pick-up area shall be provided for each building at a location and of a certain size as established after site plan review and approval. Said trash area shall be completely enclosed in such a manner as to prevent the attraction of flies thereto, unless the trash receptacle in such area is a dumpster, having a volume of 50 cubic feet or more, and is kept shut in a manner as to prevent the attraction of flies. Any such dumpster shall be screened from view by the public on adjacent streets, which screening may include buildings and structures on the site. The final determination as the adequacy of the proposed screening as to height and component materials shall be determined by the Planning Commission during site plan review". Given the proposed low intensive use and size of the property, it is staff's recommendation that the screening requirement is met and that no further screening or trash enclosure be required.

Access and Circulation: Vehicle access to and from the site will continue from Corona Avenue, and the existing driveway will be widened to provide access to the new ADA-compliant parking space.

PROJECT REVIEWS:

Project Review Board (PRB): This project was routed for comments by the PRB on December 21, 2016 and comments have been addressed in either the proposed design of the project or incorporated into the conditions of approval.

RESOLUTION 2017-25

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO CHANGE THE RESIDENTIAL BUILDING AND LAND USE TO COMMERCIAL FOR THE PROPERTY LOCATED AT 1090 SIXTH STREET, LOCATED WITHIN THE C-4 (COMMERCIAL) ZONE. SITE PLAN 2017-03

WHEREAS, EVELIO DE ROJAS submitted an application to the City of Norco, California, for site plan approval under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property generally described as follows:

.14 acres M/L in that portion of Lot 2, Block 34 MB 011/003 Norco Farms Tract No.1;

More generally described as an irregular-shaped area consisting of about .14 acres/5,935 square feet, having a frontage on the south side of Sixth Street of 53 feet, a diagonal corner cut-off of 14.13 feet at the corner, a frontage of 85 feet on Corona Avenue, a maximum depth of approximately 95 feet, and being further identified with as 1090 Sixth Street (APN 131-260-046); and

WHEREAS, at the time set, at 7 p.m. on June 14, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was set to be heard by the Planning Commission for the City of Norco; and

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

WHEREAS, the motion for approval failed due to a split/tie vote (2 Ayes/2 Noes/1 Absent), and as a result, said item was not approved nor denied, but automatically continued to the next regular Planning Commission meeting scheduled for July 12, 2017 so a majority vote (with all Commissioners present) can determine approval or denial of the project; and

WHEREAS, at the time set, at 7 p.m. on July 12, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was set to be heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

- A. The requested Site Plan will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Commercial Community (CC), and the C-4 (Commercial) zoning designation of the site is consistent with the General Plan Designation. The project is consistent with zoning and the proposed use can be operated in a manner so as to be compatible with other permitted uses.
- B. The requested use will not adversely affect adjoining land uses or future growth in the C-4 Zone through undue environmental impacts. The proposed use will not inhibit or induce growth or development beyond what is already anticipated per the City General Plan.
- C. The size and shape of the subject site is adequate to allow full development of the proposed use consistent and in compliance with applicable development and public safety standards.
- E. The City of Norco, acting as Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled June 14, 2017 that the aforesaid application for site plan approval is granted, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

- 1. Approval is based on Exhibit "D" – Site Plan, Exhibit "E" – Floor Plan, and Exhibit "F" – Building Elevations dated February 22, 2017, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.

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

10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
13. Landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types, sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees shall be minimum 24-inch planter box or 15-gallon container trees, whichever is better for long-term survival of the particular species. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the State Water Conservation in Landscaping Act.
14. Landscaping shall be maintained in a healthy and thriving condition free from weeds, trash, and debris as a condition of this approval. Failure to do so may be cited as a violation of these conditions of approval and may warrant further action by the City. The property owner is responsible for maintenance of on-site and off-site landscaping.
15. Any new ground-mounted utility appurtenances such as transformers shall be adequately screened through the use or combination of concrete masonry walls, berms, and landscaping or any other acceptable screening to the satisfaction of the Planning Division.
16. Any new mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment

of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.

17. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
18. The applicant shall comply with all requirements for ADA accessibility and parking.
19. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
20. Any stop work order caused by a failure to make application for building permits with the City of Norco will be cause for a revocation hearing to be put on the agenda for the next regularly scheduled meeting of the Planning Commission.
21. No construction activity work shall be permitted after 6 p.m. or dusk whichever comes first, or before 7 a.m. Monday through Friday without prior written approval from the Planning Director or designee. No construction activity will be allowed on Saturdays, Sundays or national holidays without express permission from the City.
22. The applicant shall submit a current title report (no more than 30 days old) for the project site showing all existing property ownership, easements and rights of title.
23. A City of Norco Encroachment Permit shall be obtained for any work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy
24. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
25. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.

26. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
27. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the latest edition of the California Fire Code. See the Norco Fire Department any required standards for fire lane, fire access, and fire hydrant guidelines.
28. Roof access ladders shall be provided for all buildings that have a parapet four feet high or greater, or as required by the Fire Department, the location of which shall be approved by the Fire Department prior to the issuance of building permits.
29. The developer/general contractor is responsible for reasonable continuous clean-up of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation.
30. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.
31. Portable fire extinguishers shall be installed in accordance with Californian Fire prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
32. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
33. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by subcontractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.

--Building Architectural Plans

--On-Site Water & Fire Hydrant Utility Plans

--Detailed Site Plan with Islands and Drive Aisles

- Fire Sprinkler
- Fire Alarm/Sprinkler Monitoring
- Fire Lanes
- Flammable Liquid/Hazardous Materials

34. The applicant shall comply with all applicable requirements of the Planning, Engineering, Building and Safety Divisions; and the Fire and Sheriff Departments; and all other applicable departments and agencies.
35. The existing garage building shall be demolished and replaced with open parking spaces.
36. A loading zone shall not be required on the site plan due to the limited nature of deliveries associated with the subject project.

Resolution 2017-25
Page 8
July 12, 2017

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on
July 12, 2017

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

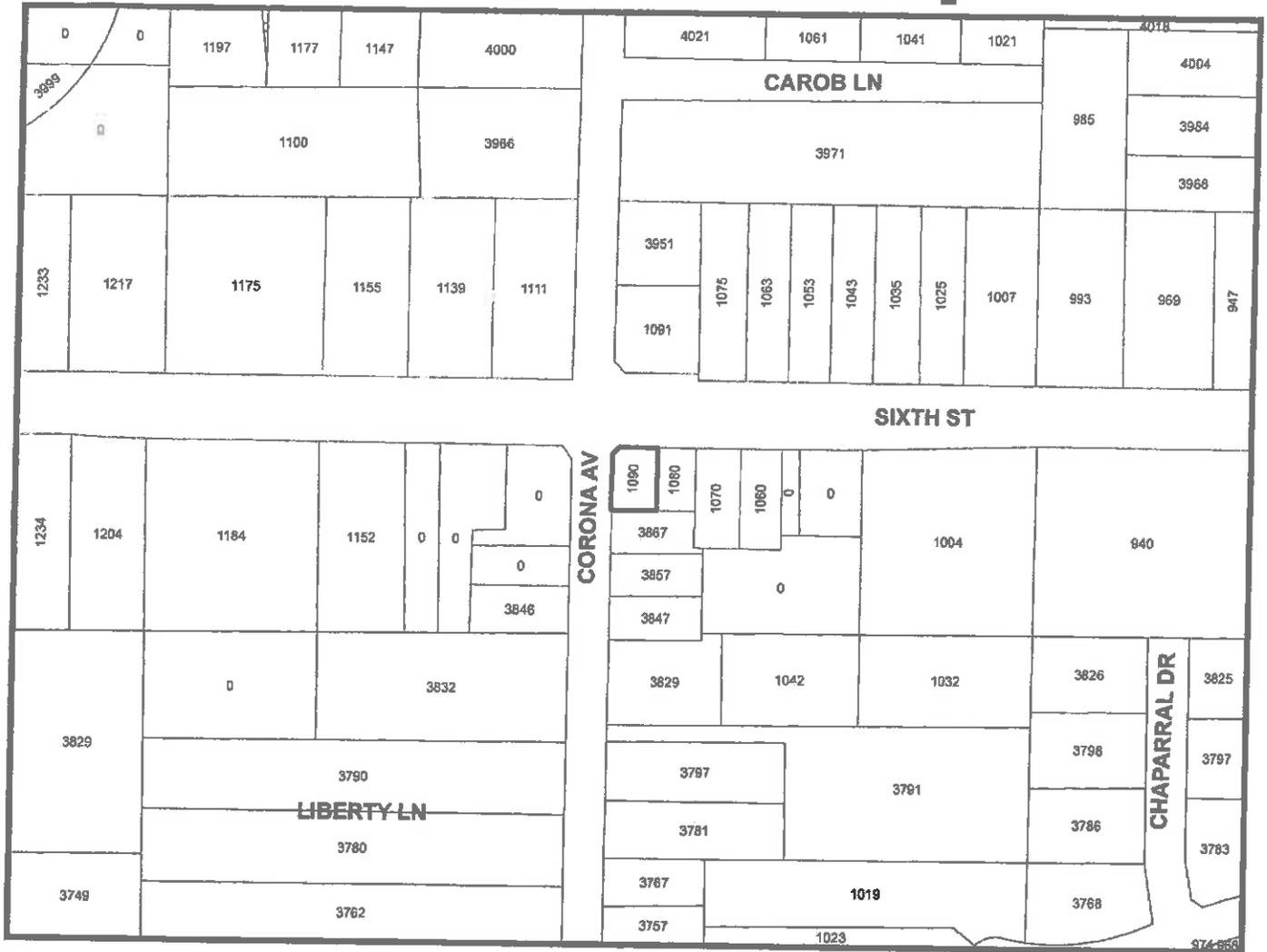
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 12, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

adr/

Location Map



Not to Scale



PROJECT: Site Plan 2017-03
APPLICANT: Evelio de Rojas
LOCATION: 1090 Sixth Street

Exhibit "A"



6th St

1090 Sixth St

SP 2017 03
EXHIBIT C
1 OF 2

GOOGLE

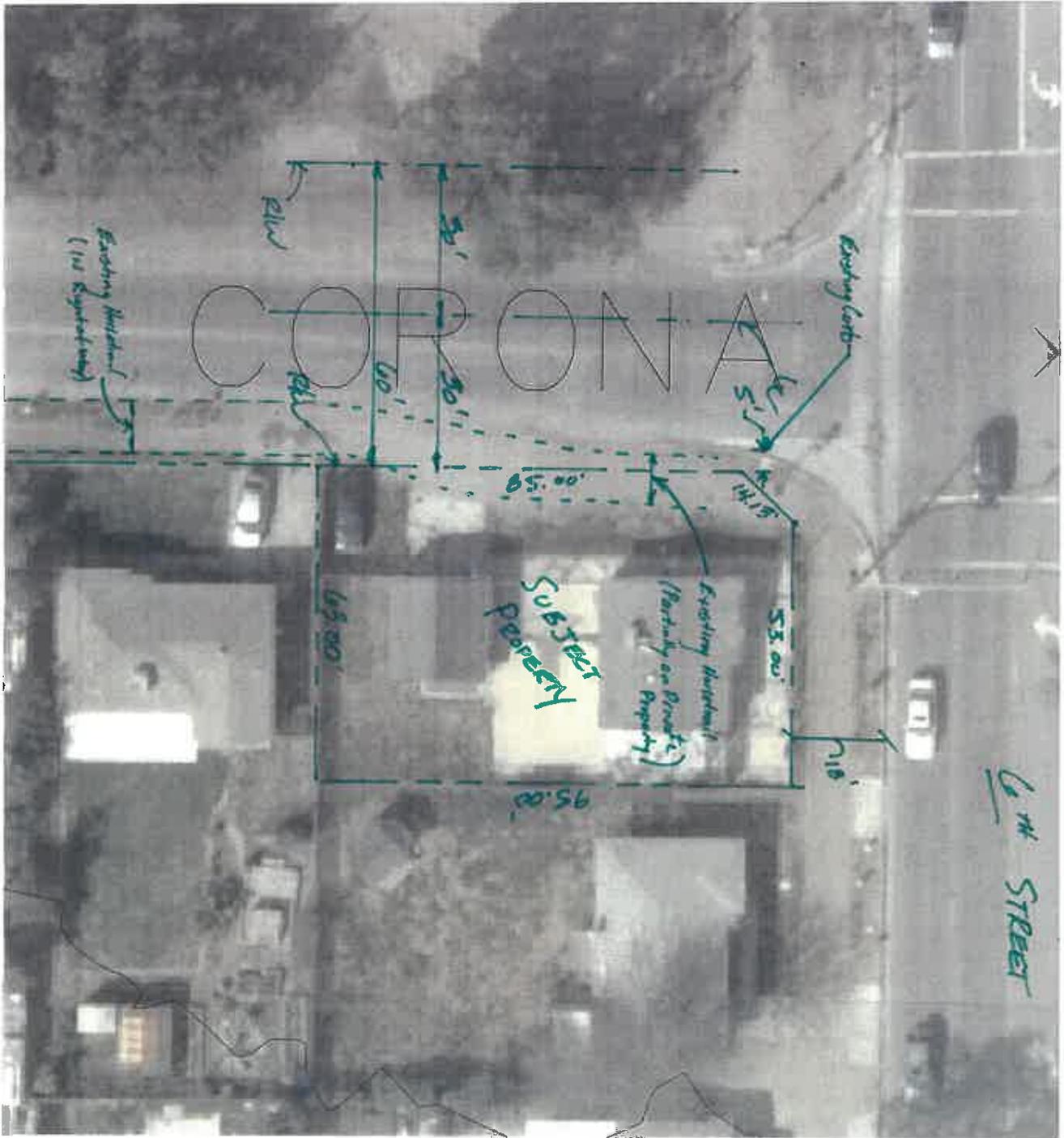
33°56'16.99"N 117°37'42.80"W elev. 643'

©2017 Google



SP 2017-03

Exhibit "C"
2 OF 2



1"=20'



EXHIBIT "G"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: July 12, 2017

SUBJECT: **Site Plan 2017-08 (site plan exhibit amendment to Conditional Use Permit 2017-04):** A request to modify the approved site plan exhibit related to a CUP 2017-04 to develop a restaurant with a drive-thru, on property located on the east side of Hamner Avenue, between Fifth and Sixth Streets (APN 131-230-019 and 021), and within the Commercial General (C-G) Zone.

RECOMMENDATION: Adopt Resolution 2017-28, approving Site Plan 2017-08

SUMMARY: This project is a request for approval of an amendment to the site plan exhibit for Conditional Use Permit (CUP) 2017-04 to develop a 4,300 square-foot restaurant to include the already approved drive-thru, on property located on the east side of Hamner Avenue, between Fifth and Sixth Streets (ref. Exhibit "A" – CUP 2017-04 site plan exhibit modification).

BACKGROUND: On April 12, 2017 the Planning Commission approved CUP 2017-04 for a restaurant with a drive-thru along with an approval of a site plan for an adjacent multi-tenant retail building, and a recommendation of approval for a tentative parcel map. The parcel map was designed for the new restaurant, the new retail building, and an existing retail building. The CUP approval for the drive-thru included its own site plan exhibit of the restaurant building which is a requirement of the CUP application. A restaurant without a drive-thru is a permitted use. The drive-thru requires approval of a CUP which occurred on April 12, 2017.

PROJECT DESCRIPTION: The approved drive-thru was attached to a 3,250 square-foot restaurant. The building was designed for a particular tenant who has since backed out of the project. A new tenant is interested in the site but needs a larger building and the already approved drive-thru. The applicant is not proposing any change to the drive-thru and hence no modification of the CUP is needed. The drive-thru was designed to accommodate a queuing distance for seven cars and is proposed to be maintained at the same length.

The building architecture that was approved by the Planning Commission is proposed to remain as approved with wood framed construction and similar features and colors to the existing retail building described above. There was additional parking constructed with previous projects and most of that (with the exception of the landscaping and parking closest to the street) will be removed. Parking and landscaping designed around the new structures will be developed with the project. The parking developed with the existing retail building will be maintained.

Reciprocal ingress and egress and parking, was already approved and has been approved for all phases of Chaparral Center. This will continue to be required.

ANALYSIS: The only issue that needs to be addressed with the increased size of the building is whether there is enough parking to meet the additional need based on additional square-footage. One parking space is required for every 100 square feet of restaurant space and stacking spaces in drive-thru lanes are counted toward meeting that demand. Outdoor seating is considered alternative subject to weather conditions and as such is not considered in the parking demand analysis. For retail uses the parking requirement is one space per 250 square feet. From the project that was approved on April 12 that consisted of the new map for the existing retail building, the proposed retail building, and the proposed restaurant the parking supply breaks down as follows:

BUILDING	REQUIRED PARKING	PARKING PROVIDED	ADDITIONAL SPACES
Existing retail (8,134 sq. ft.)	33	37	4
Proposed retail (4,800 sq. ft.)	19	22	3
<i>Approved restaurant (3,250 sq. ft.)</i>	<i>33</i>	<i>40</i>	<i>7</i>
Proposed restaurant (4,300 sq. ft.)	43	38	(-5)

Because of the shared parking that is required within the Chaparral Center the deficit for the proposed larger restaurant building is more than covered by the additional spaces from the adjoining retail buildings.

Site plan exhibits associated with CUP's typically do not have separate case numbers but since the larger building is not amending the approved CUP for the drive-thru and is only amending the site plan exhibit, which does not require a public hearing, a site plan number has been assigned for this situation. A resolution for approval of Site Plan 2017-08 (an amendment to the site plan exhibit of CUP 2017-04) is attached.

Attachments: Resolution 2017-28
 Exhibit "A" – Revised Site Plan Exhibit for CUP 2017-04

RESOLUTION 2017-22

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, SITE PLAN APPROVAL FOR AN AMENDMENT TO THE SITE PLAN EXHIBIT FOR CONDITIONAL USE PERMIT 2017-04 FOR DEVELOPMENT OF A DRIVE-THRU ASSOCIATED WITH A RESTAURANT ON PROPERTY LOCATED ON THE EAST SIDE OF HAMNER AVENUE, BETWEEN FIFTH AND SIXTH STREETS (APN'S 131-230-019 AND 021) WITHIN THE COMMERCIAL GENERAL (C-G) ZONE. SITE PLAN 2017-08

WHEREAS, BILL WEST submitted an application to the City of Norco, California, for site plan approval under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, to allow for an amendment to the site plan exhibit for Conditional Use Permit 2017-04 for the construction of a restaurant with a drive-thru on property generally described as follows:

Parcel 3 of Parcel Map No. 33223, as shown by map on file in book 214 page(s) 43 and 44, of Parcel Maps, Records of Riverside County, California (APN 131-230-019);

Parcel 1 together with Parcel 2 of Parcel Map 33223, as shown by map on file in book 214 pages (s) 43 and 44 of Parcel Maps, Records of Riverside County, California (APN 131-230-021);

More generally described as an irregular-shaped area consisting of two legal parcels that total about 1.86 acres/81,054 square feet, having a combined frontage on the east side of Hammer Avenue of about 686 feet, and a maximum depth of about 152 feet which then narrows down to 105 feet at the center of the property, and being further identified with the Assessor's Parcel Numbers 131-230-019 and -021; and

WHEREAS, at the time set, at 7 p.m. on July 12, 2017 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled July 12, 2017 that the aforesaid application for site plan approval is granted, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

- 1. Approval is based on Exhibit "A" – Site Plan Exhibit Amendment for CUP 2017-04 dated July 12, 2017, and Exhibit "F" – Building Elevations dated February 9, 2017 for CUP 2017-04), and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown, except for the noted building expansion, unless otherwise noted in these conditions.

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

approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.

11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. The number of required parking spaces shall include 31 designated parking stalls, plus seven stacking spaces within the drive-thru lane, combined with excess seven spaces on the adjoining retail lots where shared parking is required within the Chaparral Center to meet the required 43 spaces. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
13. This project shall be in compliance with all applicable conditions of approval for Conditional Use Permit 2017-04 (Planning Commission Resolution 2017-15).

#

Resolution 2017-28
Page 5
July 12, 2017

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on July 12, 2017

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

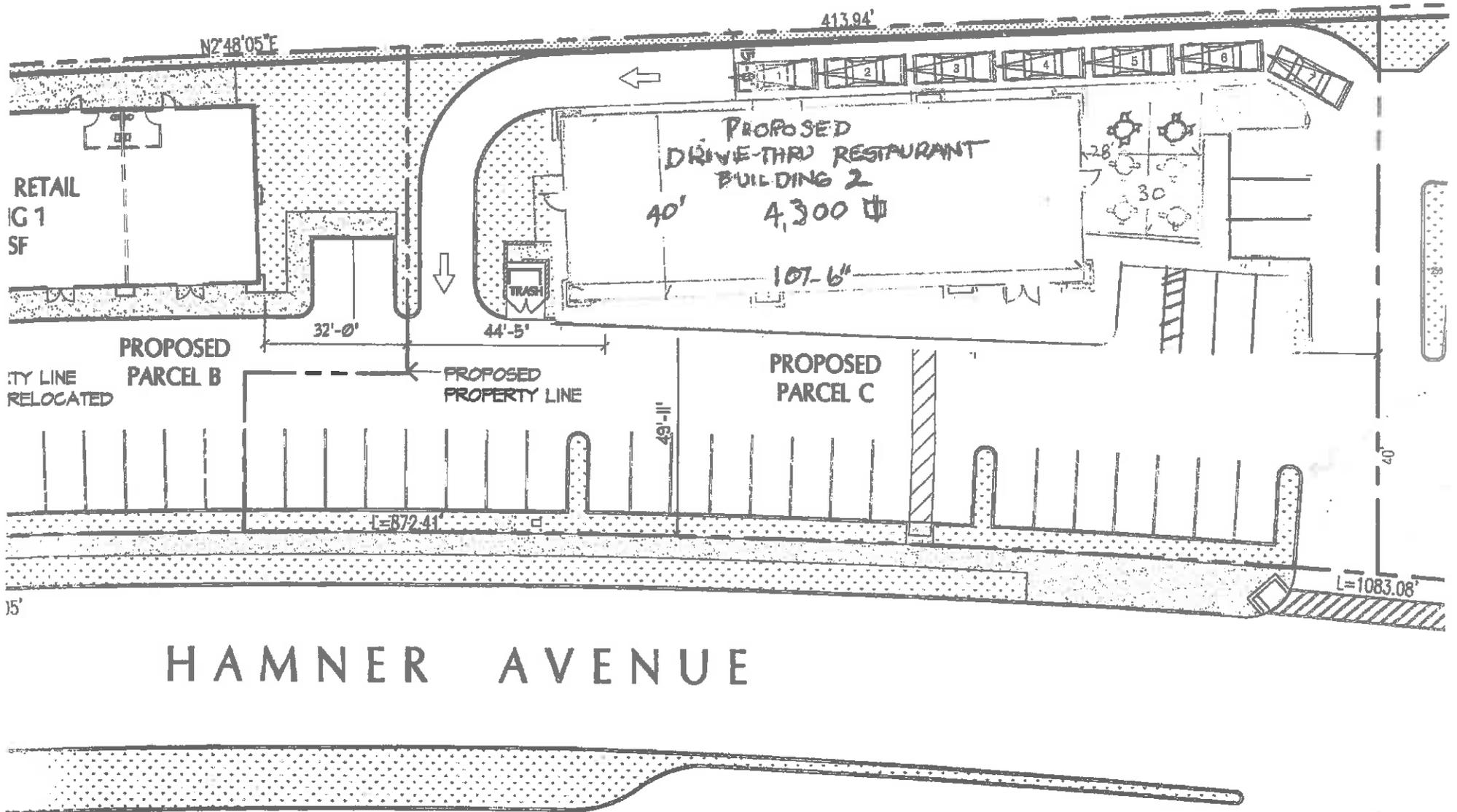
Steve King, Secretary
Planning Commission
City of Norco, California

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 July 12, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

SITE PLAN 2017-08



HAMNER AVENUE

Exhibit 'A'

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: July 12, 2017

SUBJECT: Discussion on conditions of approval for **Conditional Use Permit 2015-14 (Verizon Wireless/Core)**: approved to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (George A. Ingalls Equestrian Center) located within the OS (Open Space) Zone.

RECOMMENDATION: That the Planning Commission receive and file the information presented and provide direction regarding the required color of the antenna/light pole.

SUMMARY: Conditional Use Permit 2015-14 was approved by the Planning Commission on December 9, 2015. The purpose of this presentation is to provide the Commission with an update on the provision of bollards with tie-ups around the base of the antenna/light pole, and to request direction from the Commission on a condition of approval that required that the color of the pole blends in with the environment as best feasible.

DISCUSSION/ANALYSIS: The Planning Commission has recently inquired as to why the required bollards have not been installed, especially since the wireless facility is currently operating.

A condition of approval for the provision of bollards with tie-ups was discussed at the Planning Commission on December 9, 2015 (ref. Exhibit "A" – Minutes dated December 9, 2015). In response, Deputy City Manager (DCM) Brian Petree stated that City staff was prepared to do this work. DCM Petree indicated that staff would design the bollards since staff knows what works best for the City's needs, and the initial payment (from the applicant) would cover the cost of installing the bollards. Based on that, the requirement for bollards and tie-ups was not added as a condition for approval of the project. At the time this report was written, staff was informed that the City has ordered the bollards.

A condition of approval that was required of Verizon, was that the color of the pole blend in with the environment as best feasible. Attached for the Planning Commission's review is a picture of the metal pole that has been installed. Staff is requesting a determination on what color the pole should be painted, or if the existing metal pole (without color) is the most feasible given its function as a parking lot light.

/adr

Attachments: Exhibit "A" – Minutes dated December 9, 2015
Exhibit "B" – Antenna/Light Pole

Planning Commission Regular Meeting Minutes Excerpt
December 9, 2015

5. PUBLIC HEARING:

G. Conditional Use Permit 2015-14 (Verizon Wireless): A request for approval to allow an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, at 3737 Crestview Drive (Ingals Park) located within the OS (Open Space) Zone. **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. She shared that the trademark Horsetown USA logo will be added to the panels, as a requirement. Staff recommends approval.

In response to Member Jaffarian, Deputy City Manager Petree explained that bollards will be installed around the pole, and done by City staff.

Member Rigler stated he likes this one as it is not located in or near a residential area.

Chair Hedges stated she did not like that it was situated in the parking lot, as the lot always gets filled quickly during events. Deputy City Manager Petree explained that the building, which will provide storage for the City, will be situated close to the fence line and it would not take any more space than the portable lights that have been used in the same space for past events. Chair Hedges suggested that the color blend be required here also.

In response to Member Azevedo, Deputy City Manager Petree shared that power outlets will be added, and that tie-ups are a possibility.

Vice Chair Leonard suggested that a condition be added to require Verizon to add bollards around the pole/structure with tie-ups and power outlets; stating that based on the City's financial situation, it should not have to pay for the work, or else add a condition requiring the applicant pay for it and allow the City to design it.

In response, Deputy City Manager Petree stated that City staff is prepared to do the work; he expanded by stating that staff would design the bollards, as staff knows what works best for our needs. He further responded that the City will be receiving \$20,000 initial payment, which will cover the cost.

Member Jaffarian agreed with Deputy City Manager Petree, the City should take responsibility to design and build the bollards; it would allow the City the flexibility to make changes in the future.

Planner Robles made a correction to the resolution, stating that Condition No. 22 be struck out as it is not necessary, as the location is determined by both parties.

EXHIBIT "A"

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

M/S Jaffarian/Rigler to adopt Resolution 2015-76, to approve Conditional Use Permit 2015-14, to allow the installation of an unmanned wireless telecommunication facility consisting of a 50-foot tall freestanding pole with antennas, designed to function as a parking lot light pole, placed on two of the legal parcels (APNs 168-040-011, -018) that are part of the George A. Ingalls Equestrian Center, located at 3737 Crestview Drive; adding a condition requiring color blend with the environment, and remove Condition No. 22.

AYES: Hedges, Leonard, Azevedo, Jaffarian, Rigler Motion Passed



Exhibit "B"