AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 12, 2012

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Jaffarian

1. 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. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.

2. PUBLIC COMMENTS: Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.

3. APPROVAL OF MINUTES:
   - Minutes of August 8, 2012
   - Minutes of July 25, 2012 (continued from meeting of August 8, 2012)

   Recommended Action: Approval (Deputy City Clerk)

4. CONTINUED ITEM: None

5. PUBLIC HEARINGS:

   A. Conditional Use Permit 2012-08 (Seymour): A request for approval to allow an accessory building consisting of a 2,497 square-foot garage at 2638 Valley View Avenue located within the A-1-20 Zone **Recommended Action: Approval** *(Senior Planner)*

   B. Conditional Use Permit 2012-09 (Gonzales): A request to Modify Conditional Use Permit 87-05 to Allow Ancillary Outdoor Storage and Vehicle Parking at 1308 Sixth Street (.82 acre) for an Adjacent and Existing Contractor's Office and Storage Yard Located at 1338 Sixth Street (1.23 acres) on the southwest corner of Sixth Street and Valley View Avenue in the C-4 zone (APN 131-200-014) **Recommended Action: Approval** *(Planning Director)*

6. BUSINESS ITEMS:

   A. Update on Site Plan 2005-09 (Norco Country Center) **Recommended Action: Receive and File** *(Planning Director)*

   B. Site Plan 2012-11 (Castaneda): A request for approval to allow a 400 square-foot combination patio, storage room and bathroom addition to an existing accessory recreational vehicle (RV) garage building at 2232 Stallion Drive located within the A-1-20 Zone (Agricultural Low-Density). **Recommended Action: Provide Direction** *(Senior Planner)*

7. CITY COUNCIL: Receive and File

   - City Council/Oversight Board Minutes dated July 18, 2012
   - City Council Special Meeting Minutes dated August 1, 2012
   - City Council Minutes dated August 1, 2012
   - City Council Minutes dated August 15, 2012

8. PLANNING COMMISSION:
   a. Oral Reports from Various Committees
   b. Request for Items on Future Agenda (within the purview of the Commission)

9. ADJOURNMENT

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.

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)

/di-81587

MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 25, 2012

CALL TO ORDER: **7:00 PM**

ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**

STAFF PRESENT: **Planning Director King and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Leonard**

1. ELECTION OF NEW CHAIR AND VICE CHAIR:

M/S Jaffarian/Henderson to re-elect Chair Wright as Chair.
AYES: Unanimous **Motion Passed**

M/S Hedges/Wright to re-elect Vice Chair Henderson as Vice Chair.
AYES: Unanimous **Motion Passed**

2. APPEAL NOTICE: **Read by Planning Director King**

3. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

Glenn Hedges: Mr. Hedges spoke regarding properties along Sixth Street which have a large number of horses permitted in the zone. He asked that the City take action. He also requested that the City create a central location for local groups and non-profits to display their signs promoting special events.

4. APPROVAL OF MINUTES:
   - Special Joint City Council/Planning Commission Minutes dated May 30, 2012
   - Planning Commission Minutes of June 13, 2012

   Recommended Action: Approval (Deputy City Clerk)

M/S Henderson/Leonard to approve the minutes of Special Joint City Council/Planning Commission Meeting of May 30, 2012 as written:
AYES: Wright, Henderson, Hedges, Leonard
ABSTAIN: Jaffarian **Motion Carried**

M/S Henderson/Jaffarian to approve the minutes of Planning Commission regular meeting of June 13, 2012 as written:
AYES: Unanimous **Motion Carried**

5. CONTINUED ITEM: **NONE**

6. PUBLIC HEARINGS:

A. Resolution 2012-___; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010).
Recommended Action: Recommend Approval (PD King)

Planning Director King presented the staff report on file in the Planning Division. He gave an overview of the changes made based on input from both the Commission and public speakers at a previous meeting and added that this site had been discussed at the joint meeting with the City Council. Staff recommends approval.

Commission Member Hedges questioned the side walk on Valley View shown on the proposal since a trail currently exists. In response, Planning Director King stated that the Horse Trail Map does not indicate a designed trail at this particular location.

In response to Commission Member Leonard, Planning Director King confirmed that a clause had been added to require that the property be brought down to street level.

Commission Member Jaffarian inquired about the minimum distance requirement between intersections, fire truck access, and freeway signage.

Planning Director King reminded the Commission that the plan provided is only conceptual; once an actual development plan is presented all of these questions will be addressed including the Fire Department requirements for emergency situations, any signage requirements, as well as the Engineer's review.

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

Rob Was: Mr. Was stated that he supports the project. He noted that the City needs the tax dollars.

Larry Cusimano: Mr. Cusimano noted issues he has with developing this site, adding that he is against the proposed project.

Melissa Stevens: Ms. Stevens stated her concerns with current traffic; adding that another business will create more problems and that businesses should remain on Hamner Avenue.

Jennifer Gitchen: Ms. Gitchen stated that a hospitality development does not belong there, noting that the traffic is difficult already.

Mike Mayer: Mr. Mayer stated that residences and businesses don't mix well, adding that he is against the idea.

Dick MacInnes: Mr. MacInnes stated he is against rezoning the property to commercial; noting his concerns with noise, grading and traffic.

Karen Leonard: Mrs. Leonard noted that the property was purchased as residential and should only be allowed to do whatever is permitted within the current zoning. She stated that there is not a good argument to change the zoning at this time.

John Kort: Mr. Kort spoke against the proposed project.

Brian McCormick: Mr. McCormick stated his opposition on this proposed plan; adding that the height is too high and imposing on neighboring residents.

Arlene Arricaberri: Ms. Arricaberri stated her concerns with traffic and the potential invitation for "ill repute" activity at a hotel/motel.

Linda Dixon: Mrs. Dixon stated that she likes the idea of a hospitality development but not in this area.

Bill Detillion: Mr. Detillion opposed the concept, stating that any decisions made must keep horses in mind.

Glenn Hedges: Mr. Hedges asked that this item be brought to the Streets, Trails and Utilities Commission for their review.

Marisol Kort: Ms. Kort spoke against the proposed plan, noting her concern for the safety of the school children walking and the eventual additional traffic.

Patrick Duffin: Mr. Duffin stated that he is in favor of commerce but is against this proposed zone change and project.

Sean Duffin: Mr. Duffin stated that this development would affect Norco negatively; adding we must maintain spirit of the City.

Greg Newton: Mr. Newton stated that he understands the concept as he has worked on the Hospitality Development Zone with Planning Commission. He suggested that safeguards are added to make sure that the property owner keeps with what is approved.

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

Recessed **8:17pm**

Reconvened **8:24pm**

Commission Member Hedges spoke in opposition of the proposed project.

Commission Member Leonard spoke in agreement with Commission Member Hedges. He added that Second Street should not be a point of destination; it is zoned residential.

Commission Member Jaffarian stated that he has issues with rezoning any areas within the City. He agrees that the City needs income, but based on the impact on the neighborhood, not at this location. He added that the property is large enough to accommodate numerous horse properties.

Vice Chair Henderson suggested that the proposal be reviewed and that the Planning Commission provide staff with their recommendations in the event that their decision is appealed. He made numerous suggestions and requested changes on verbiage and requirements throughout the proposed specific plan.

In response to Vice Chair Henderson, Commission Members Hedges and Leonard stated that they did not agree with some of his comments.

Commission Member Jaffarian reviewed a few points within the proposed specific plan for corrections or changes. He suggested that there be a limited number of curb cuts along Second Street, and that Valley View Avenue should have an emergency access only.

M/S Henderson/Jaffarian to modify Resolution 2012-30, the Draft Hospitality Development Specific Plan 2 as follows, based on discussions:

- Future plans for development show the location of a freeway sign
- Amend Section 18.63:2.02 to state development *will* be designed to *require* public landscaping
- Amend Section 18.63:2.02 that the proposed single-family home be constructed as its own lot and re-zoned to A-1
- Amend Section 18.63:2.04 to remove "Bed and Breakfast Inns" and "Hotel/Vacation Ownership Resorts" as permitted uses
- Amend Section 18.63:2.04 to remove "Uses included but are not limited to:"
- Amend Section 18.63:2.08 to change the grading of the property so that any structure does not exceed 45 feet above the grade of Second Street
- Amend Section 18.63:2.08 to not allow minor deviations without a modification of the Specific Plan
- Amend Section 18.63:2.32 to state that trash enclosures of appropriate height be installed

Ayes: Unanimous **Motion Passed**

M/S Jaffarian/Hedges to deny the proposed Negative Declaration, Resolutions 2012-29 and 2012-30 to approve the zone change.

Ayes: Wright, Hedges, Leonard, Jaffarian **Motion Passed**
Present: Henderson
(Status: This item was a City-initiated project and will be withdrawn unless an appeal hearing is directed by City Council)

7. BUSINESS ITEMS:

A. Appointment of Two Commission Members to serve on the Zoning and Development Issues Working Group. **Recommended Action: Appoint Two Planning Commission Members to serve on a Zoning and Development Issues Working Group.** (PD King)

Planning Director King distributed a memo from the City Manager indicating that the first meeting is scheduled for Tuesday, July 31, 2012 at 4:00 p.m. in Norco City Hall.

Vice Chair Henderson and Commission Member Leonard were unanimously appointed and agreed to serve on the Zoning and Development Issues Working Group.

8. CITY COUNCIL: **Received and Filed**

- Recap of Actions Taken at the July 18, 2012 City Council Meeting
- City Council Minutes dated June 6, 2012 (Special Meeting)
- City Council Minutes dated June 6, 2012
- City Council Minutes dated June 20, 2012

9. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**

10. STAFF: Current Work Program dated July 19, 2012: **Received and Filed**

11. OTHER MATTERS

A. Follow-up on Items from Previous Meetings (Director King): **NONE**

- Commission Member Hedges asked for an update status on a property on Temescal Avenue. Planning Director indicated he is aware of the situation and will be in contact with the Norco Animal Shelter.
- Commission Member Hedges inquired about the "water wheel starting gate stall" recently added in front of the new delicatessen on Sixth Street. Staff will follow up regarding its approval.

12. ADJOURNMENT: Chair Wright adjourned the meeting at **9:35 PM**

Respectfully submitted,

_____

Steve King,
Planning Secretary

/di-81548

MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 8, 2012

CALL TO ORDER: **7:01 PM**

ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges and Leonard; Commission Member Jaffarian - Absent**

STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Hedges**

1. APPEAL NOTICE: **Read by Planning Director King**

2. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

Patricia Overstreet: Mrs. Overstreet shared that the Beautification Group met this week to review the Norco Pride nominations, noting that 12 winners have been chosen. She reiterated her concern about the open circle at the top of the Stater Brothers Center on Hamner Avenue, asking staff who can be contacted by the Beautification Group to ask about it. It was recommended that she contact staff for the information.

3. APPROVAL OF MINUTES:
   - Minutes of July 25, 2012

   Recommended Action: Continue to the meeting of September 12, 2012 (Deputy City Clerk)

Vice Chair Henderson noted for the record, that he did not voice an approval or denial on the rejection on Agenda Item 6.A. of the July 15, 2012 meeting and he asked that his vote be cast as *present*.

M/S Henderson/Hedges to continue this item to the meeting of September 12, 2012
AYES: Wright, Henderson, Hedges, Leonard **Motion Passed**
ABSENT: Jaffarian

4. CONTINUED ITEM: **NONE**

5. PUBLIC HEARINGS:

   A. Resolution 2012-___; Zone Code Amendment 2012-04 (City of Norco): A City-Initiated proposal to amend the Norco Municipal Code, Chapter 18.37 "Signs" to revise and update the provision of signage in the City of Norco and to amend Chapter 18.02 "Definitions" to add definitions pertaining to signage. **Recommendation: Approval to City Council** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that this is the final review before it is presented to the City Council for its review and approval. She reviewed the proposed resolution, which entailed modifications based on recommendations made from previous input from the Commission, as well as from the City Attorney, regarding limitations placed on verbiage on signs.

Commission Member Hedges questioned if sign twirlers were prohibited in Norco. In response, Senior Planner Robles stated that there is a limitation based on the proximity of the twirler to a pedestrian/equestrian trail.

Chair Wright noted that under definitions, item nos. 2 & 9 are identical regarding inflatable signs, asking that one be removed.

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

Commission Hedges praised at the outcome of the proposed revised Sign Code. She noted that she would like the twirl signs to be removed from the Code, or limit its use to Hamner Avenue, as they get in the way on the horse trails on Sixth Street.

Vice Chair Henderson asked for some clarifications under the sections pertaining to sign area, political signs, and fence signs. He stated concerns on putting limitations on businesses from advertising sales; adding that the main concern is avoiding sign clutter.

Chair Wright concurred on too many limitations for businesses, noting that the Code must also be business friendly.

Discussions continued.

M/S Henderson/Leonard to adopt Resolution 2012-33, recommending that the City Council approve Zone Code Amendment 2012-04 amending Chapter 18.37 updating the regulations for signage; and Section 18.02 adding definitions as they pertain to the sign code with any related cross-references in other chapters as needed with the following changes:

- Under Definitions: Remove #9 – a repetition of #2
- Under Definitions: Amend #18 to read "*The area of a sign is computed by multiplying the maximum height by the length of all letters and logo combined…*"
- Section 18.37.08: A, #4: Amend to add "*design requires approval by Staff or the Architectural Review Board*"
- Section 18.37.08: A: Add the following item: *"Temporary fence signs are not to exceed 10% of fence square footage"*
- Section 18.37.08: A, #9 Political Signs: Amend to move the first line of section b. to the end of section a.

- Section 18.37.08: B, #2 Fence Signs: Amend to add a clause to note *"not otherwise allowed in other sections of the code"*
- Section 18.37.10: A Special Events Signs: Amend to add "use of *spinner signs is restricted to Hamner Avenue requiring a special permit"*
- Section 18.37.12: C Freeway-Oriented Signs: Amend to remove *"Commercial (C-4)"* throughout this section.

AYES: Wright, Henderson, Hedges, Leonard **Motion Passed**
ABSENT: Jaffarian

B. Resolution 2012-___; Conditional Use Permit 2012-07 (HC& D Architecture): A request for approval to allow a 1,440 square-foot accessory structure (workshop) at 2451 Roundup Road in the A-1-20 zone. **Recommendation: Approval** (Senior Planner)

Planning Director King presented the staff report on file in the Planning Division. He stated that all requirements are met. Staff recommends approval.

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

M/S Henderson/Hedges to adopt Resolution 2012-31, approving Conditional Use Permit 2012-07, to allow an accessory building consisting of a 1,440 square-foot workshop at 2451 Roundup Road.
AYES: Wright, Henderson, Hedges, Leonard **Motion Passed**
ABSENT: Jaffarian

C. Reconsideration of the approved site plan for Conditional Use Permit 2011-15 for a carwash at 2100 Hamner Avenue in the Norco Auto Mall Specific Plan. **Recommendation: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Division. He explained how the system will work in comparison to the previous system used. He noted that no set back is required; it is located behind a current trash enclosure. The applicant has provided "familiar noise levels" information from the manufacturer. Staff recommends approval.

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

Garett Bruinsma: Mr. Bruinsma stated his concern with the vacuum placement on the property fence line. He stated that a block wall has already been built that was not on the approved plan. He also noted his concern with the noise projected by a current blower/vacuum system. He asked that the Planning Commission require the business to build a 12 foot wall or to shut off the blowers.

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

Vice Chair Henderson stated that the item before the Commission is not to require or make changes, but to provide its approval or denial of the modification of the site plan.

Commission Member Leonard noted his frustration with applicants/owners that do not follow the guidelines of a CUP or Site Plan, and then when they are caught they then come before the Commission for approval on something that was already illegally done.

M/S Leonard/Hedges to deny a site plan addition of an exterior vacuum control system for approved CUP 2011-12.

Under discussion: In response to Vice Chair Henderson, Planning Director King explained that there is a provision giving a time restriction to apply for a permit for additional animal units on a residential property, but clarified that this provision is for animal units only.

AYES: Henderson, Leonard, Hedges **Motion passed**
NOES: Wright
ABSENT: Jaffarian

Vice Chair Henderson requested that staff provide a report on the sound issues mentioned to be done by a qualified sound engineer, with comparisons of other similar activities.

6. BUSINESS ITEMS:

A. Resolution 2012-___: Site Plan 2012-10 (Mendez): A request for approval to allow a 590 square-foot garage addition to an existing accessory garage building at 545 Seventh Street located within the A-1-20 (Agricultural Low-Density) zone. **Recommendation: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted the all requirements are met. Staff recommends approval.

M/S Henderson/Hedges to adopt Resolution 2012-32, approving Site Plan 2012-10, to allow an accessory building consisting of a 590 square-foot garage addition to an existing garage at 545 Seventh Street
AYES: Wright, Henderson, Hedges, Leonard **Motion Passed**
ABSENT: Jaffarian

7. CITY COUNCIL: **Received and Filed**

- City Council Minutes dated July 18, 2012

8. PLANNING COMMISSION: Oral Reports from Various Committees:

Commission Member Leonard and Vice Chair Henderson gave an overview from the meeting of the Council/Commission/Staff Working Group held on July 24, 2012.

Commission Member Hedges asked for an item to be placed on a future agenda regarding a site plan review of the Wagon Wheel business at the Boot Barn Center at Sixth St. and Temescal Ave.
M/S Hedges/Henderson to have the Site Plan for the Wagon Wheel business be placed on a future Planning Commission agenda for review.
AYES: Wright, Henderson, Hedges, Leonard **Motion Passed**
ABSENT: Jaffarian

9. ADJOURNMENT: Chair Wright adjourned the meeting at **8:30 PM**

Respectfully submitted,

_____
Steve King
Planning Secretary

/di-81640

CITY OF NORCO
STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 12, 2012

SUBJECT: Conditional Use Permit 2012-08 (Seymour): A request for approval to allow an accessory building consisting of a 2,497 square-foot garage at 2638 Valley View Avenue located within the A-1-20 zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2012-34, approving Conditional Use Permit 2012-08.

Conditional Use Permit 2012-08 is a request for approval to allow an accessory building consisting of a 2,497 square-foot garage at 2638 Valley View Avenue located within the A-1-20 zone (ref. Exhibit "A" – Location Map). The property consists of about 1.02 acres/44,431 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, and Exhibit "D" – Building Elevations). The building is a metal panel structure, proposed to be painted rustic red with white trim. The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 44,431 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 12%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of ten animal units would be allowed which would require an open area of at least 5,760 square feet. There is an open area of over 5,760 square feet noted on the site plan towards the front of the property** (ref. Exhibit "E" – Aerial and Site Photos).

The project was provided to the Architectural Review Sub-Committee (ARC). One member of the ARC expressed concern over the height of the building and asked staff to discuss with the applicant the possibility of reducing the overall height.

The building walls are proposed at 15 feet in height and it is the 3/12 pitched roof that increases the maximum height of the building to 20 feet. The applicant is intending to park a recreational vehicle in this garage and has indicated that a 14-foot door height is required for adequate clearance. The applicant indicated that the walls of the building could be reduced by a half of a foot, and still accommodate a 14-foot high door; however, this door would have to be moved closer to the center. The applicant would like to maintain the pitched roof as it is more aesthetically pleasing than a flat roof. The applicant will be available at the scheduled meeting to discuss the height with the Planning Commission if necessary. The project can be conditioned for a revised height if needed.

As proposed, the project meets the requirements of an accessory building that exceed 864 square feet. Staff is recommending that the Planning Commission adopt resolution 2012-34 approving Conditional Use Permit 2012-08.

/adr-81739

Attachments:
- Resolution 2012-34
- Exhibit "A" – Location Map
- Exhibit "B" – Assessor's Parcel Map
- Exhibit "C" – Site Plan
- Exhibit "D" – Building Elevations
- Exhibit "E" – Aerial and Site Photos

RESOLUTION NO. 2012-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 2,497 SQUARE-FOOT GARAGE AT 2638 VALLEY VIEW AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2012-08)

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 DAVID AND ELIDA SEYMOUR for property located at 2638 Valley (APN 127-270-003) and

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

WHEREAS, at the time set, at 7 p.m. on September 12, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled September 12, 2012 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 "C" – Site Plan and Exhibit "D" – Building Elevations dated August 22, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.

2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.

3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.

4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.

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

6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

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

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

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

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

10. 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.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 12, 2012.

Robert E. Wright, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

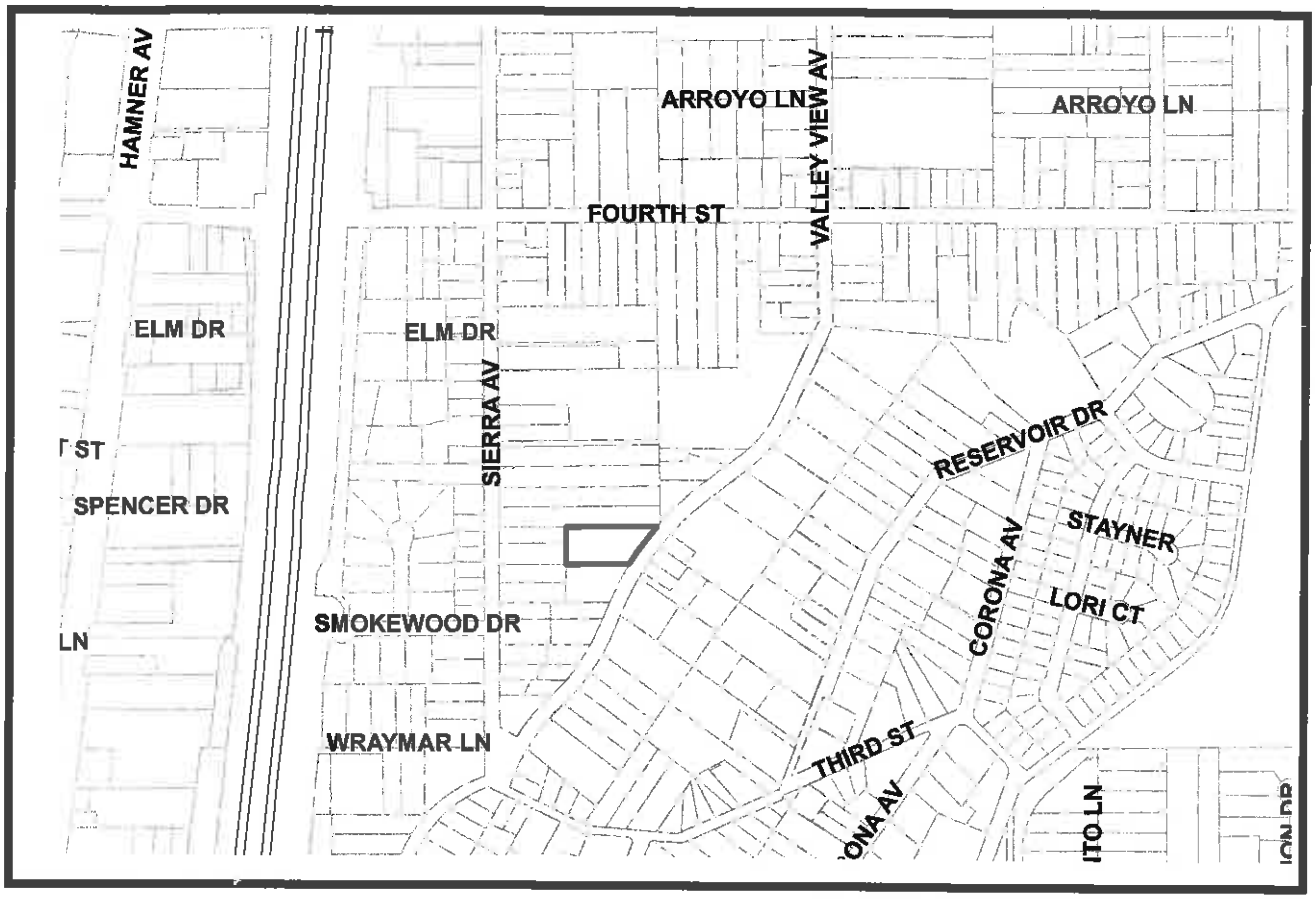
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on September 12, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr-81741

LOCATION MAP



Not to Scale

N

PROJECT:	Conditional use Permit 2012-08
APPLICANT:	David and Elida Seymour
LOCATION:	2638 Valley View Avenue

Exhibit "A"

/va-80888

ASSESSOR'S PARCEL MAP

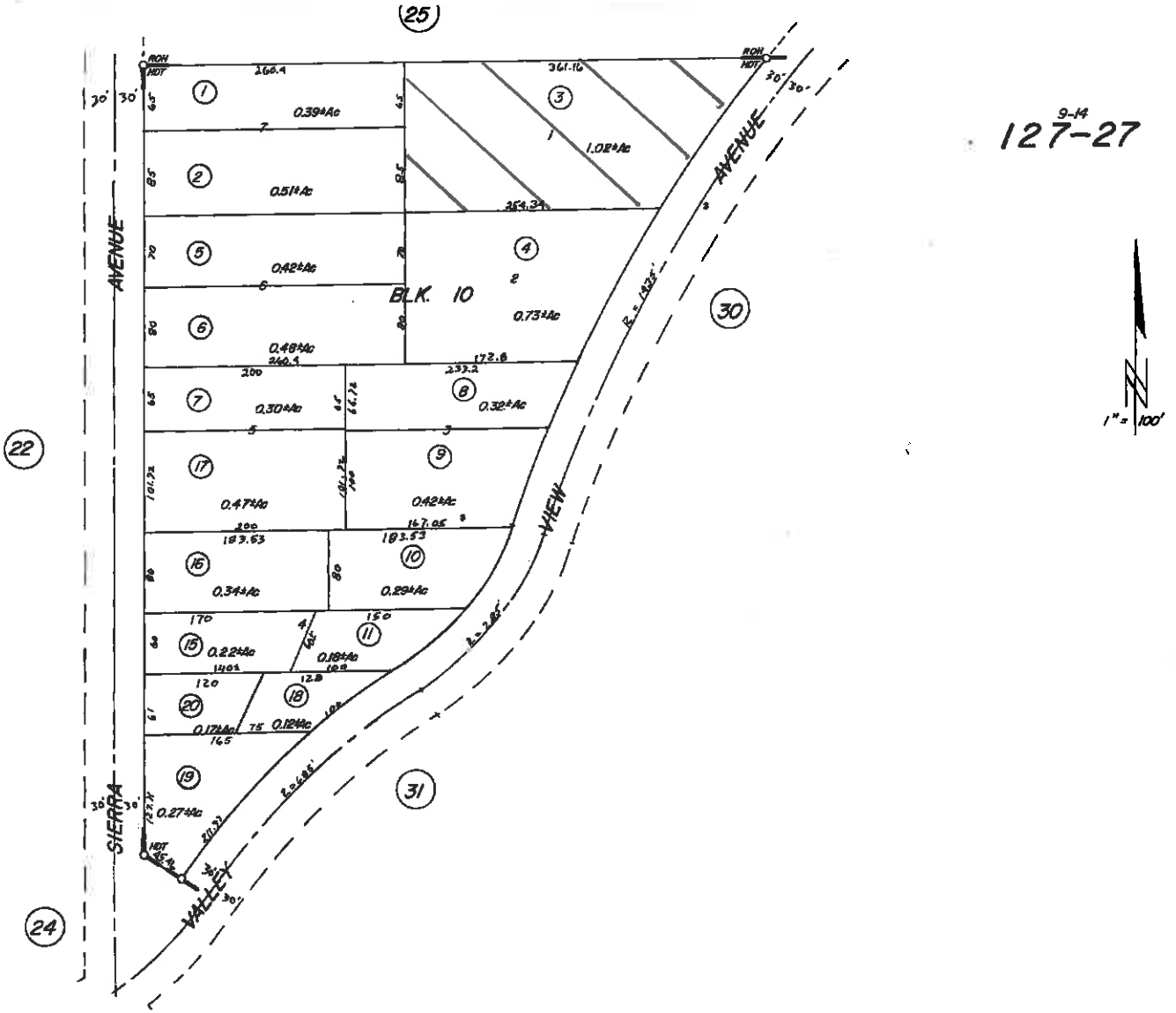


Exhibit "B"

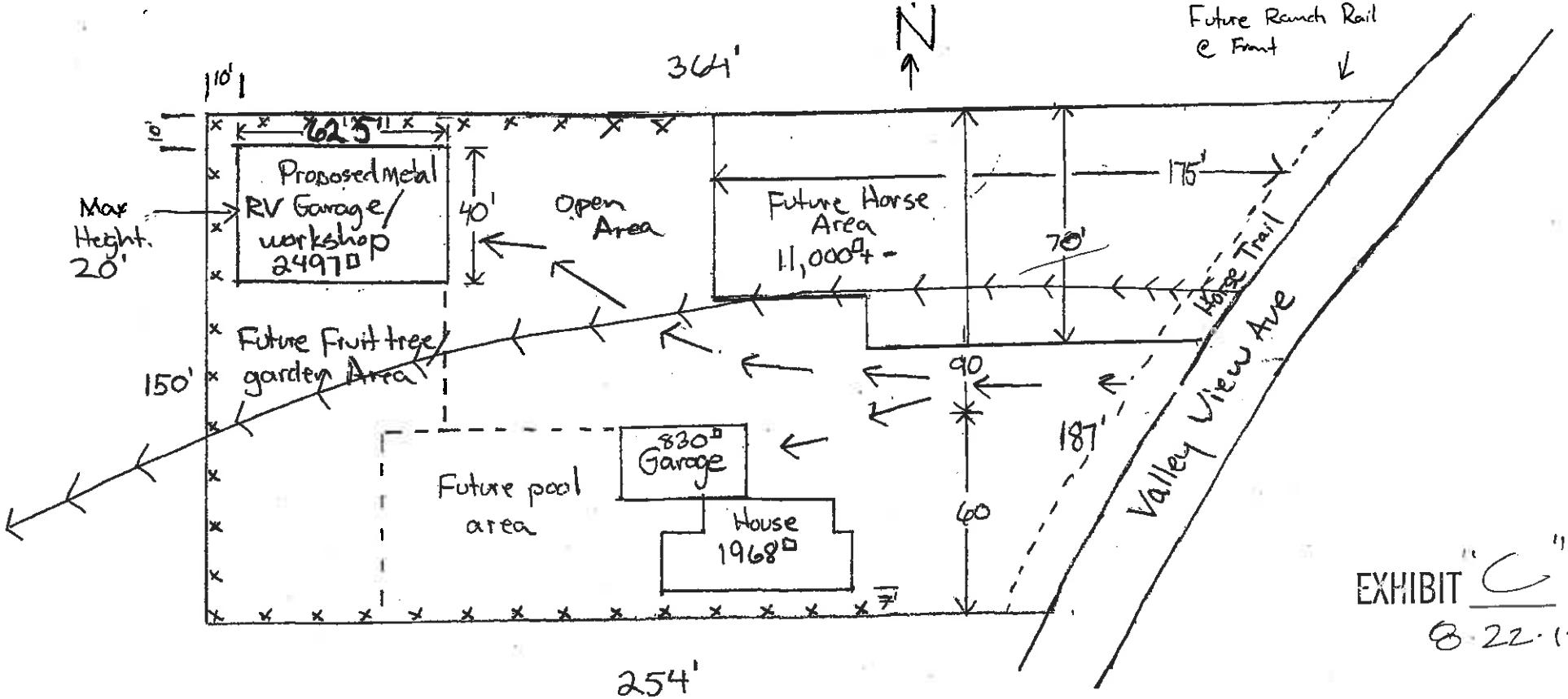


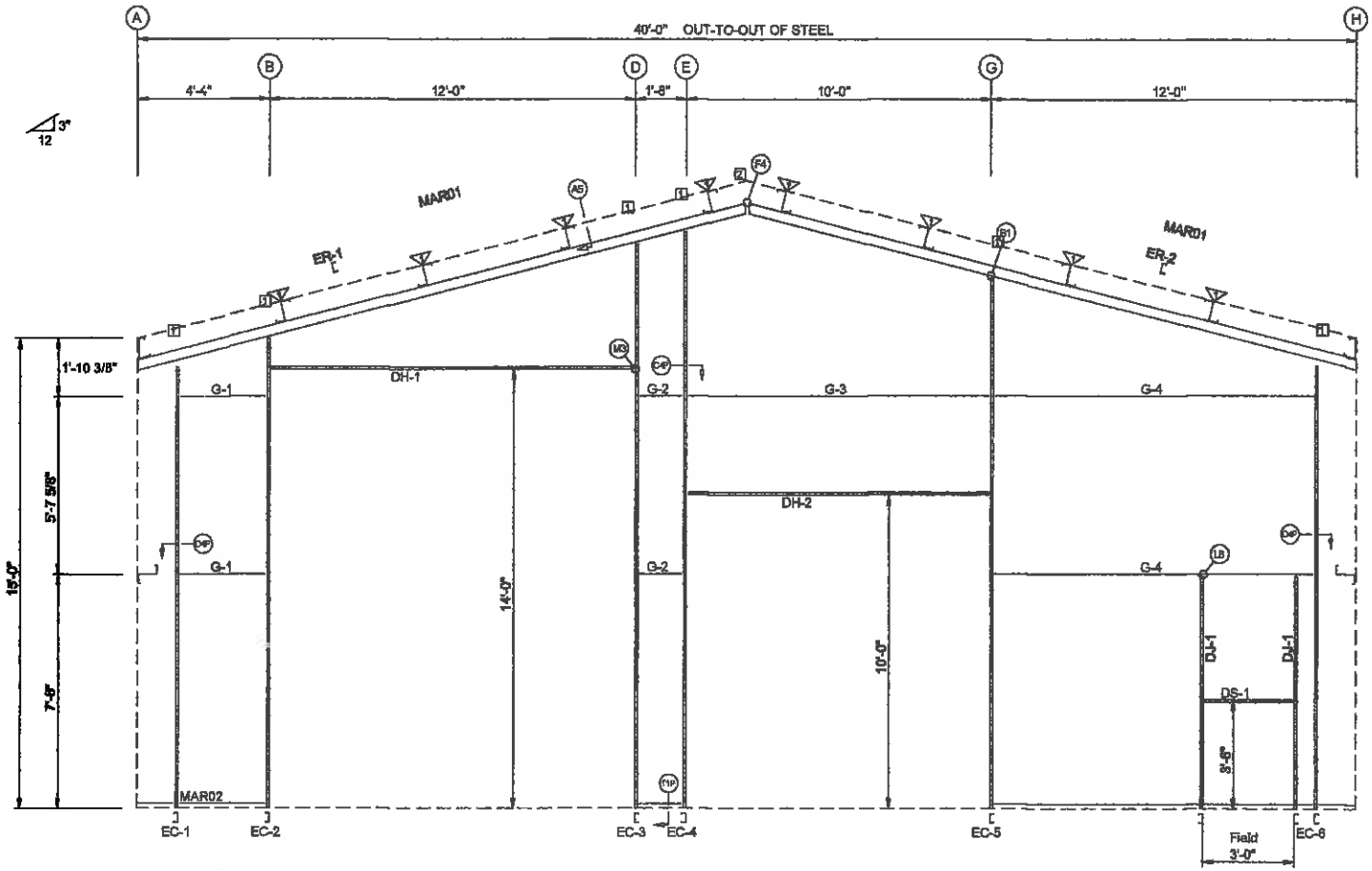
EXHIBIT "C"
8-22-12

TIB Steel
Don Steinke-Owner
888-345-6066
203-646-5808

Parcel # 127 270 003-4
1" = 30'
x = screening tree/shrub
→ Drive access
August 15 2012
→→→ Flow Line

Dave Seymour - Owner
2638 Valley View Ave
Norco Ca 92860
951-317-2609

proposed Lot coverage 11.9 %
1.02 AC - 44,431□
currently fully fenced w/chain Link
Avg. slope 2 %
A 1-20 Zone
127 270 003-4



ENDWALL FRAMING: FRAME LINE 1

THIS DRAWING IS NOT TO SCALE

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	1/2"	2"
Columns/Ref	6	A325	1/2"	2"

MEMBER TABLE FRAME LINE 1		
MARK	PART	LENGTH
EC-1	W08S075	13'-11 1/2"
EC-2	W08S075	14'-6 1/2"
EC-3	W08S075	17'-8 1/2"
EC-4	W08S075	18'-1 1/2"
EC-5	W08S075	16'-7 1/2"
EC-6	W08S075	13'-11 1/2"
ER-1	W08S075	20'-4 7/8"
ER-2	W08S075	20'-4 7/8"
DJ-1	J08C060	7'-6"
DH-1	J08C060	12'-0"
DH-2	J08C060	10'-0"
DS-1	J08C060	3'-0"
G-1	08Z060	2'-3 1/2"
G-2	08Z060	11 1/2"
G-3	08Z060	9'-3 1/2"
G-4	08Z060	9'-11 1/2"

FLANGE BRACE TABLE FRAME LINE 1			
ID	QUAN	MARK	LENGTH
1	6	FBE01	2'-11 7/8"

CONNECTION PLATES FRAME LINE 1	
ID	MARK/PART
1	EWA01
2	NCR05

Max height to Be 20'

EXHIBIT "D"
8.22.12

ENDWALL FRAMING PLAN

GENERAL NOTES

1. STD. ROD/CABLE BRACE PER PART PREFIX ARE:

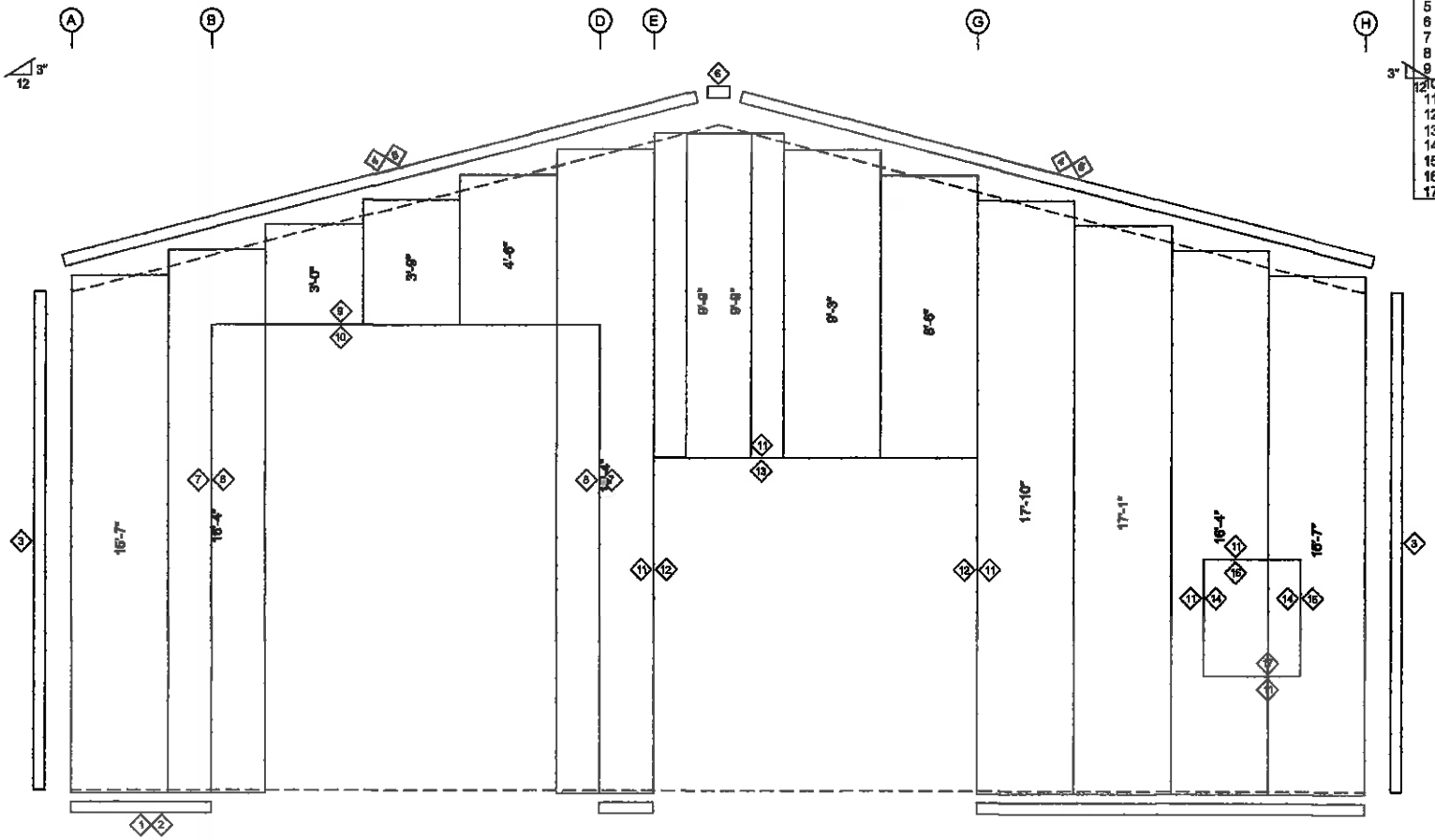
ROD	CABLE
ROB- = 5/8" ROD	CAA- = 1/4" CABLE
ROC- = 3/4" ROD	CAB- = 3/8" CABLE
ROD- = 7/8" ROD	CAC- = 1/2" CABLE
ROE- = 1" ROD	
ROF- = 1 1/8" ROD	
ROG- = 1 1/4" ROD	

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.

3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.

4. THIS DRAWING IS NOT TO SCALE.

Don Steinke		Twin I Beam Steel	
PROJECT	40 x 62	PHONE: 303-358-5808	
ID	11059Q	ENDWALL FRAMING	
PROJECT ADDRESS	California	DESIGN: Steve	NBS
		DATE: 8/22/12	SHEET 1 OF 4



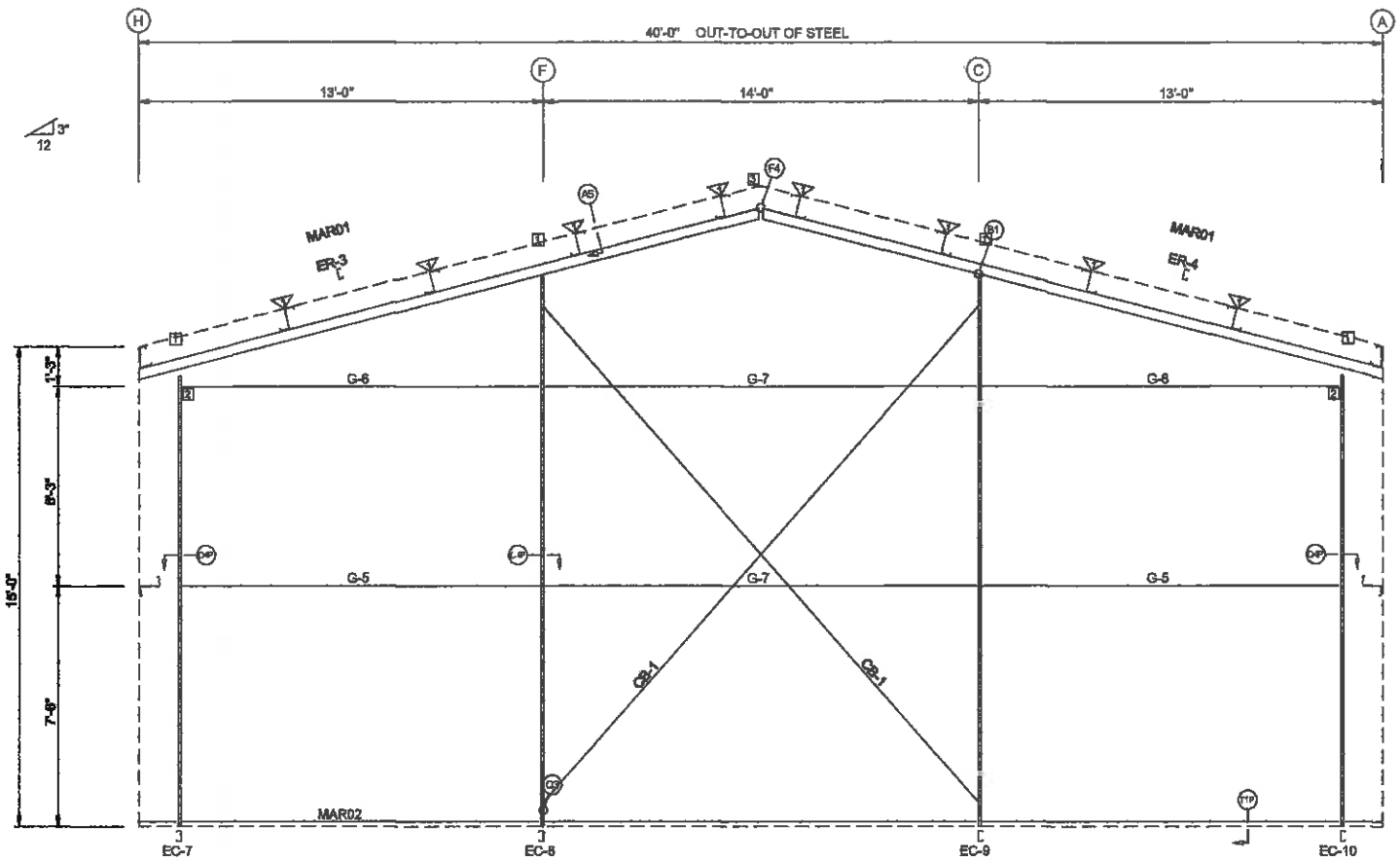
TRIM TABLE FRAME LINE 1			
ID	PART	LENGTH	DETAIL
1	BSB01	10'-2"	
2	BSB01	Use Drop	
3	OCA01	20'-2"	TRIM_79
4	RTA01	10'-1"	TRIM_2
5	RTA02	20'-2"	TRIM_2
6	MPB03	2'-2 7/16"	
7	CCA03	14'-1"	TRIM_19
8	JTA05	14'-1"	TRIM_11
9	CCA02	12'-1"	TRIM_19
10	HTA05	12'-2"	TRIM_14
11	CCA01	10'-1"	TRIM_19
12	JTA03	10'-1"	TRIM_11
13	HTA04	10'-2"	TRIM_14
14	JTA01	7'-3"	TRIM_11
15	CCA01	Use Drop	TRIM_19
16	HTA01	3'-6"	TRIM_14
17	STA01	3'-2"	TRIM_17

ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. CW - Undefined color A

THIS DRAWING IS NOT TO SCALE

Don Steinke		Twin I Beam Steel	
PROJECT	40 x 62	PHONE: 303-358-5808	
ID	11059Q	ENDWALL FRAMING	
PROJECT ADDRESS	California	DESIGN: Steve	NBS
		DATE: 8/22/12	SHEET 2 OF 4



ENDWALL FRAMING: FRAME LINE 4

BOLT TABLE FRAME LINE 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-3/ER-4	4	A325	1/2"	2"
Columns/Ref	6	A325	1/2"	2"

MEMBER TABLE FRAME LINE 4		
MARK	PART	LENGTH
EC-7	W08S075	13'-11 1/2"
EC-8	W08S075	16'-10 1/2"
EC-9	W08S075	16'-10 1/2"
EC-10	W08S075	13'-11 1/2"
ER-3	W08S089	20'-4 7/8"
ER-4	W08S089	20'-4 7/8"
G-5	08Z060	10'-11 1/2"
G-6	08Z060	12'-1"
G-7	08Z060	13'-3 1/2"
CB-1	RDB-	21'-5"

FLANGE BRACE TABLE FRAME LINE 4			
▽ID	QUAN	MARK	LENGTH
1	8	FBE01	2'-11 7/8"

CONNECTION PLATES FRAME LINE 4	
☐ ID	MARK/PART
1	EWA01
2	GCR33ewa
3	NCR05

max height to be 20'

ENDWALL FRAMING PLAN

GENERAL NOTES

1. BTD, ROD/CABLE SIZES PER PART PREFIX ARE:

ROD	CABLE
RDB- = 5/8" ROD	CAA- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	

2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.

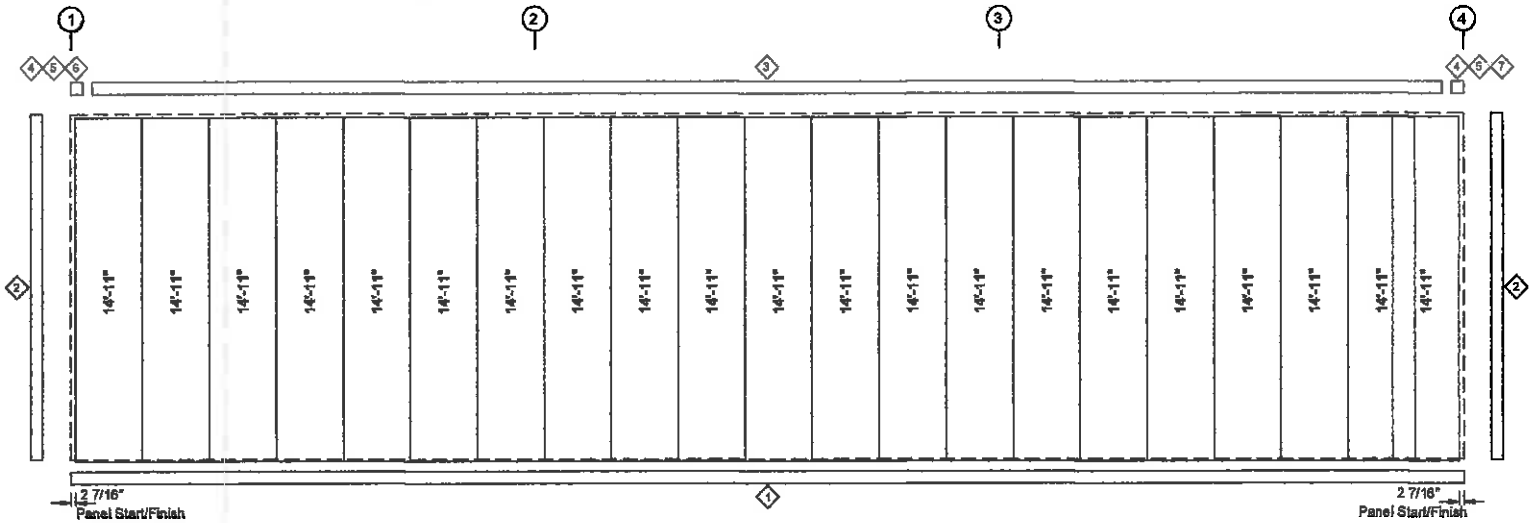
3. FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.

4. THIS DRAWING IS NOT TO SCALE.

THIS DRAWING IS NOT TO SCALE

Don Steinke		Twin I Beam Steel	
PROJECT	40 x 62	PHONE: 303-358-5808	
ID	11059Q	ENDWALL FRAMING	
PROJECT ADDRESS	California	DESIGN: Steve	NBS
		DATE: 8/22/12	SHEET 3 OF 4

TRIM TABLE FRAME LINE H			
◇ID	PART	LENGTH	DETAIL
1	BSB01	10'-2"	
2	OCA01	20'-2"	TRIM_79
3	LEB03	10'-2"	TRIM_5
4	H4000	5"	
5	ERA01	8 1/16"	
6	RCA01	9 1/4"	
7	RCA02	9 1/4"	



SIDEWALL SHEETING & TRIM: FRAME LINE H

PANELS: 26 Ga. CW - Undefined color A

THIS DRAWING IS NOT TO SCALE

Don Steinke		Twin I Beam Steel		
PROJECT	40 x 62	PHONE: 303-358-5808		
ID	11059Q	SIDEWALL FRAMING		
PROJECT ADDRESS	California	DESIGN: Steve		NBS
		DATE: 8/22/12	SHEET 4 OF 4	

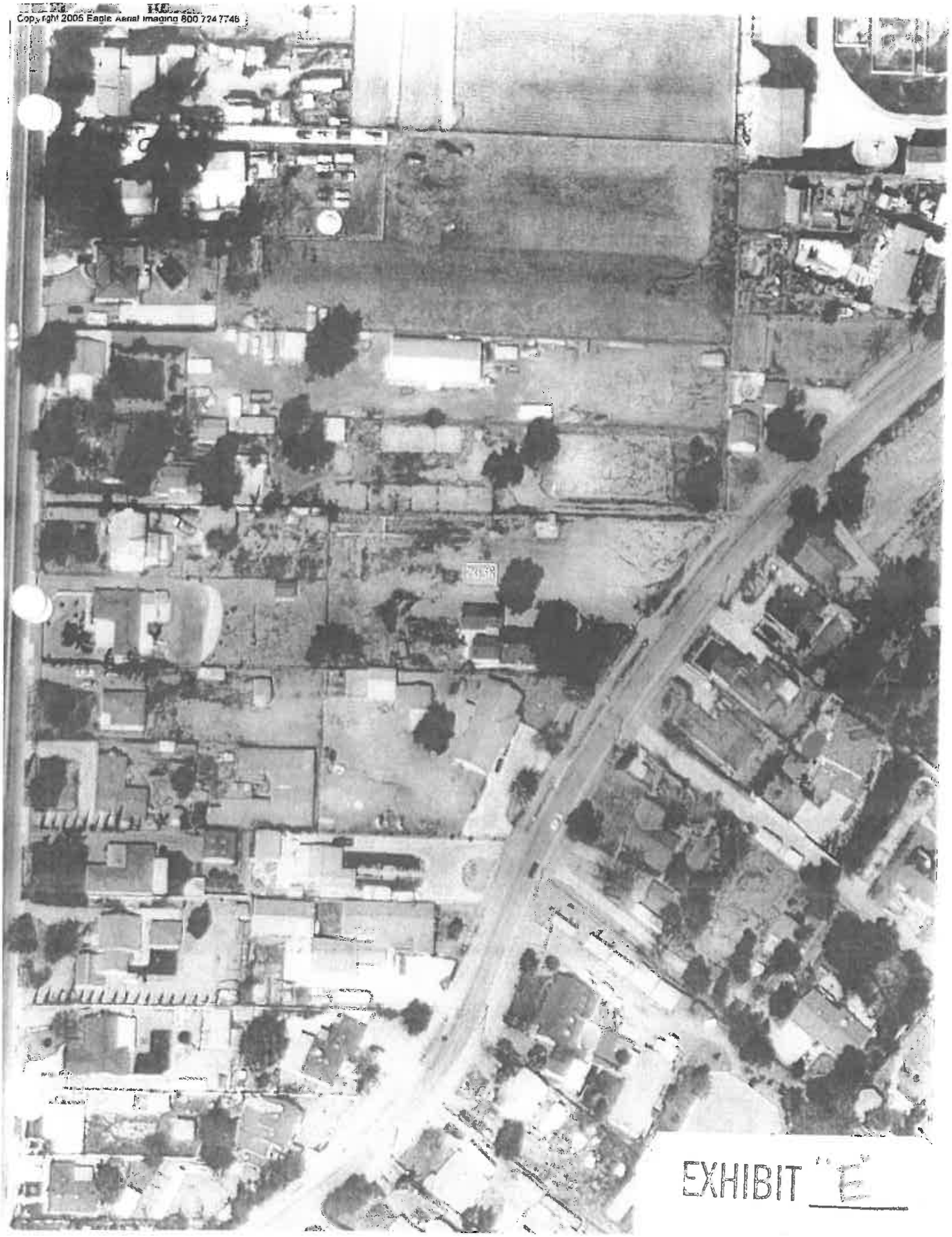
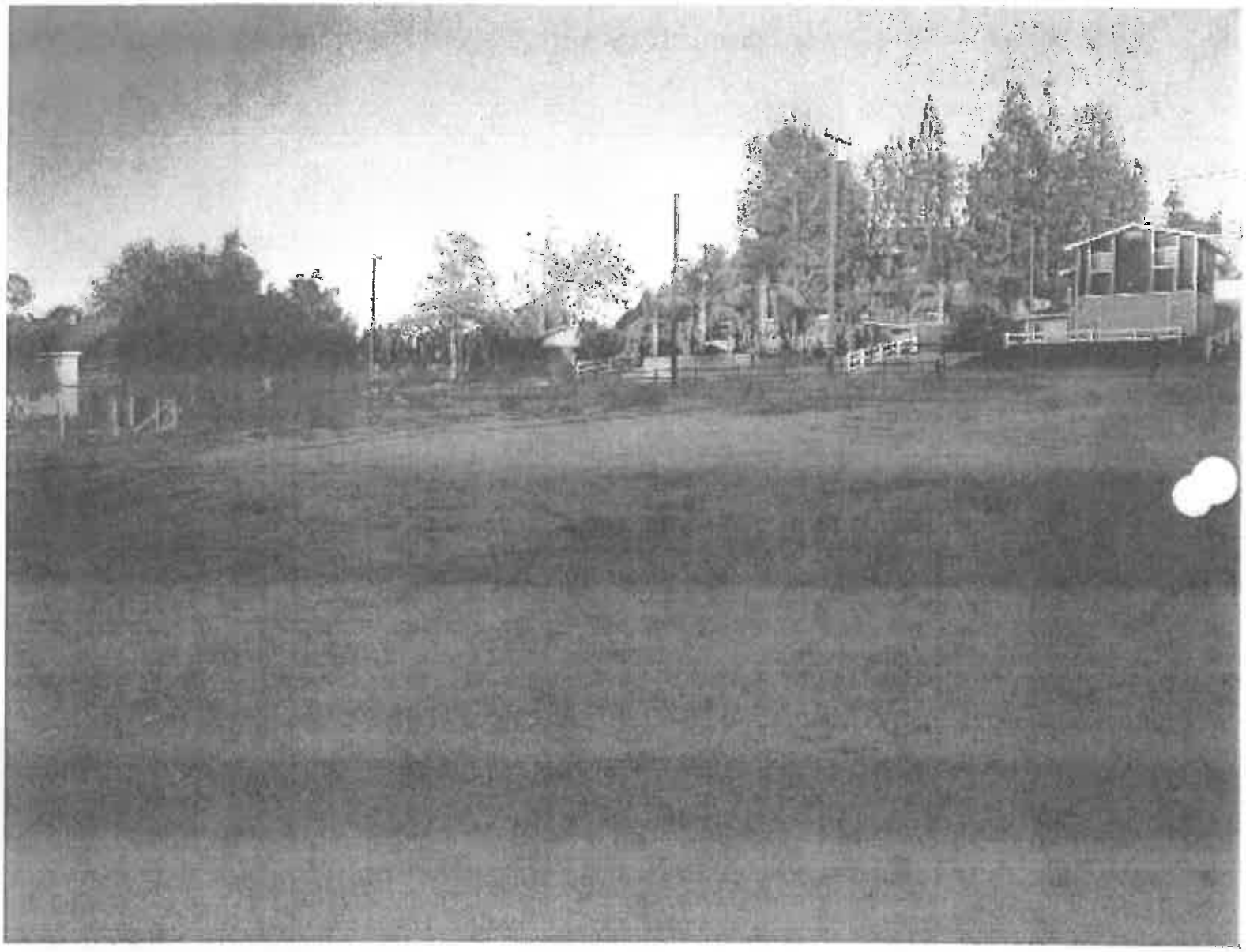
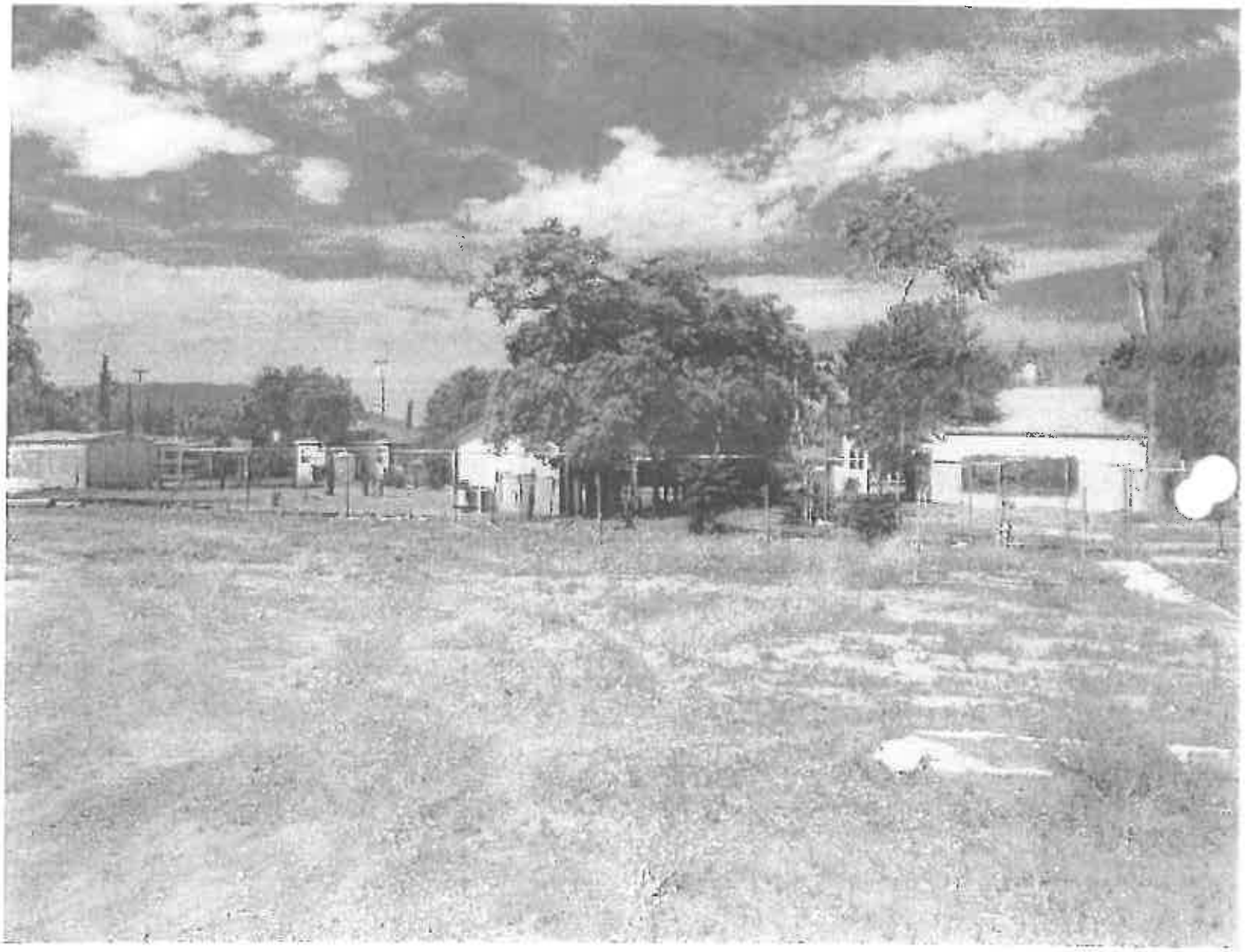


EXHIBIT "E"



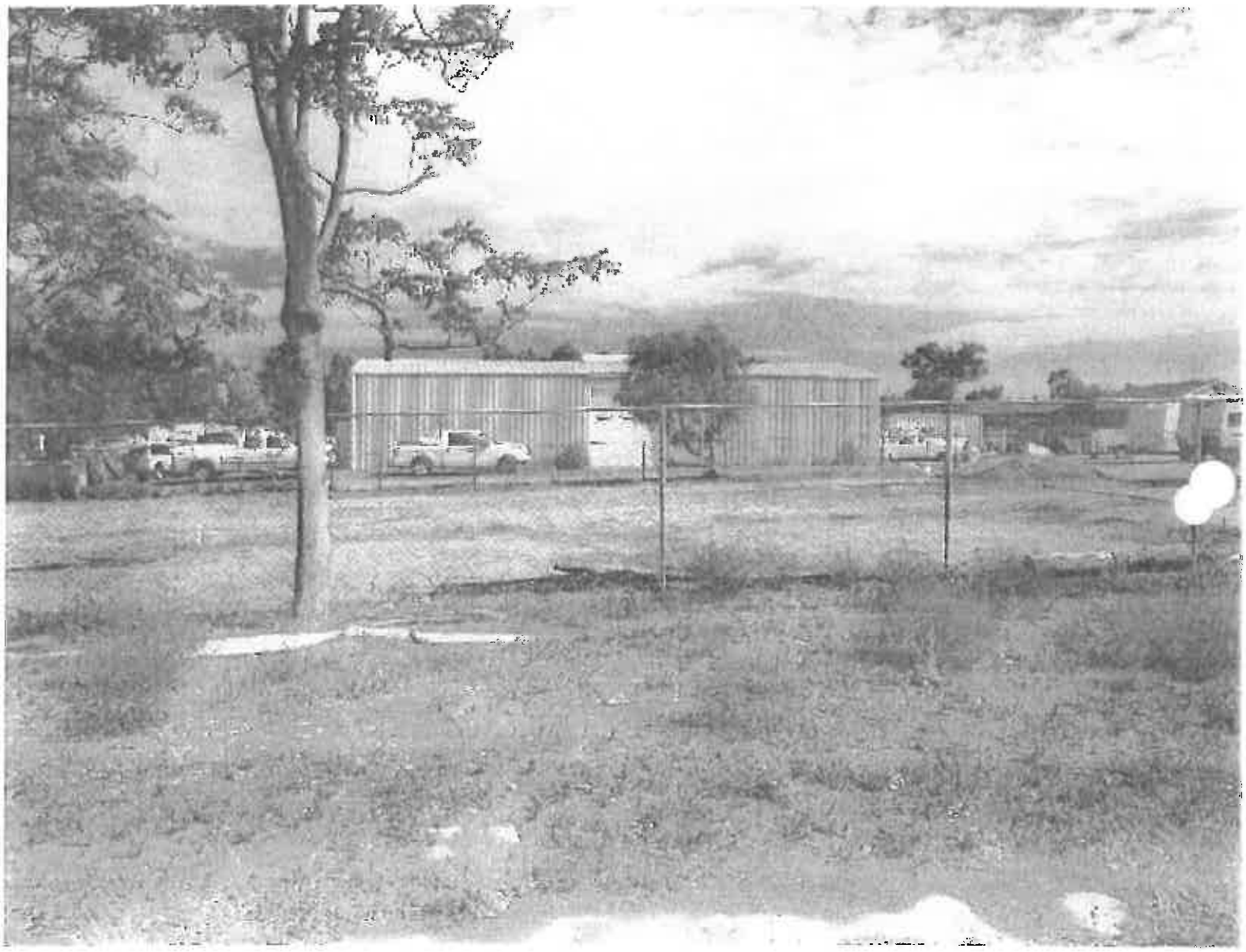
View to Front

[illegible] from rear to front



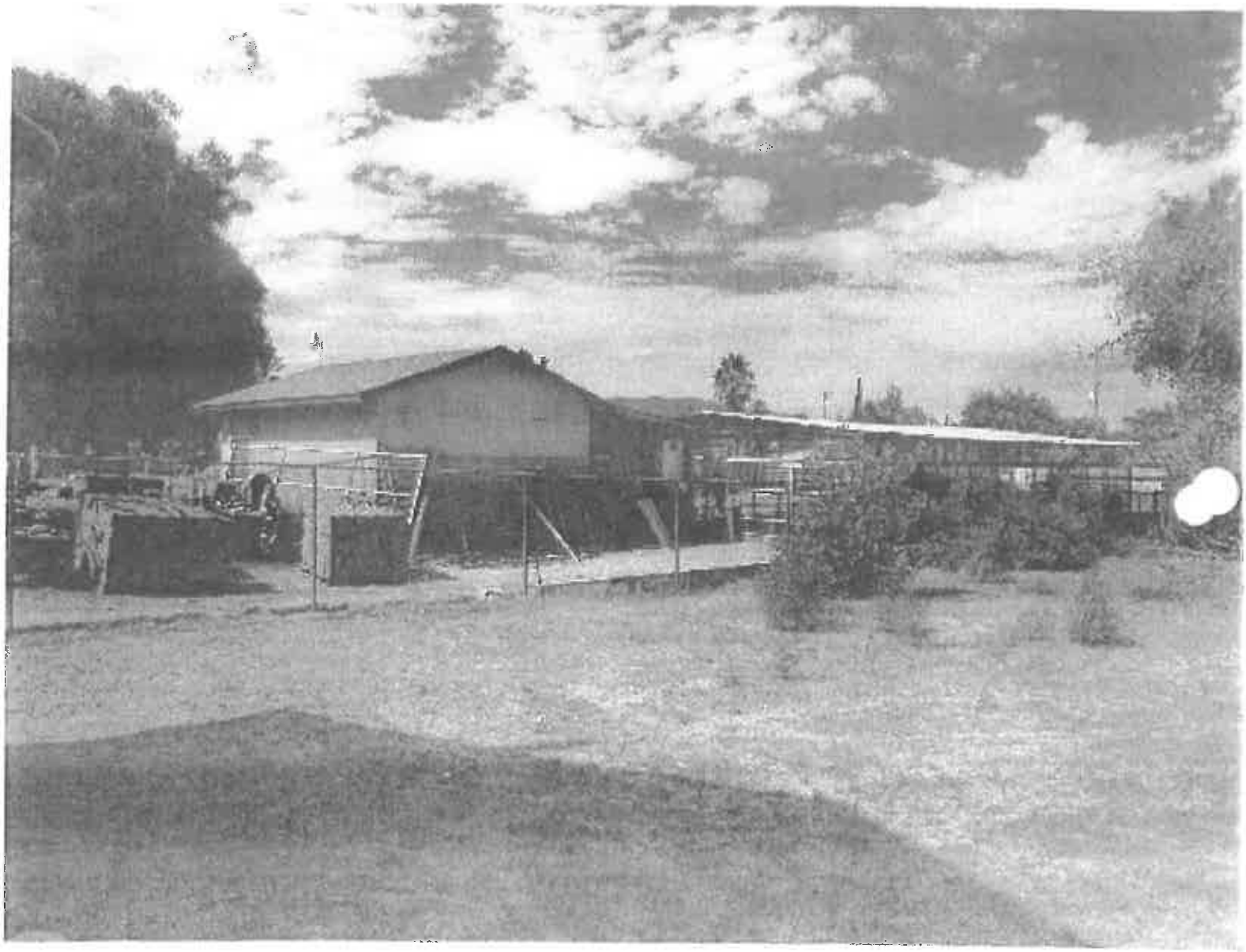
View to Rear

View to North



View to North

View to North



View to the South

CITY OF NORCO
STAFF REPORT

TO:	Honorable Chairman and Members of the Planning Commission
FROM:	Planning Division
PREPARED BY:	Steve King, Planning Director
DATE:	September 12, 2012
SUBJECT:	Conditional Use Permit 2012-09 (Gonzales): A request to Modify Conditional Use Permit 87-05 to Allow Ancillary Outdoor Storage and Vehicle Parking at 1308 Sixth Street (.82 acre) for an Adjacent and Existing Contractor's Office and Storage Yard Located at 1338 Sixth Street (1.23 acres) on the southwest corner of Sixth Street and Valley View Avenue in the C-4 zone (APN 131-200-014).
RECOMMENDATION:	Staff recommends that the Planning Commission adopt Resolution 2012-35, approving Conditional Use Permit 2012-09 (Modification 1 to Conditional Use Permit 87-05) on .82 acre on the southwest corner of Sixth Street and Valley View Avenue.

SUMMARY/PROJECT DESCRIPTION: The project is a request to allow ancillary outdoor storage and parking for retail sales of fencing materials, as well as storage of fencing materials for installation purposes at 1308 Sixth Street. The request is being made by the owner of the property who is also the owner of the adjacent fencing contractor's office and storage yard at 1338 Sixth Street. The additional storage would be in conjunction with the existing business.

BACKGROUND: The project site is a rectangular-shaped parcel consisting of about 0.82 acre, having a frontage of about 130 feet on the south side of Sixth Street and a depth of about 283 feet, along the west side of Valley View Avenue. The site is relatively flat and presently developed with a liquor store and associated parking for the store towards the front of the property. The remainder of the subject property behind and to the west side of the liquor store is vacant and undeveloped land.

Primary access to the project site is from Sixth Street where there are two curb cuts, one of 30 feet and one 15 feet wide, with a distance of about 15 feet between the two. There are also two secondary access points from Valley View Avenue, with one being close to Sixth Street and one being about mid-lot along Valley View Avenue. Both access drives are approximately 15 feet wide. The horse trail is on the west side of Valley View Avenue adjacent to the project site, and there are breaks in the trail fencing for both access points.

The project site and the adjacent contractor's office and storage yard historically drained to the south southwest toward the adjacent flood channel. The contractor's site was previously elevated using fill and a retaining wall on the south (rear) side forcing drainage out to Sixth Street. The project site has recently been paved in concrete and has an on-site retention area. In the case of overflow, the overflow will drain to an outlet in Sixth Street.

ANALYSIS: Because the site is primarily vacant and the only use being proposed is outdoor storage for the adjoining business there are no lot development standards to address. There are, however, operational provisions from the Norco Municipal Code that will be required of an approved project.

Contractor's offices and storage yards are conditionally permitted in the C-4 zone. There is an existing CUP 87-05 on the adjoining property (1388 Sixth Street) for a contractor's office and storage yard there, and this project would be a modification of that CUP. Storage yards (indoor and outdoor) must be ancillary to an office and cannot be operated as the primary and sole use of a site. Since 1308 Sixth Street is a separate parcel from the business that the storage would be for, the project has been conditioned such that the two parcels are merged prior to use of the subject property.

Full right-of-way has been dedicated and street improvements constructed along Sixth Street. However, there are no public improvements along Valley View Avenue except for the horse trail fencing. The project has been conditioned to provide public improvements per the City's standards along the frontage of Valley View Avenue. The condition is that the trail crossings along Valley View Avenue remain as decomposed granite and that access and use of the property be from Sixth Street.

The C-4 zone requires all outdoor storage to be enclosed by a minimum six-foot high, no-view-through fence or wall and that no storage occur above the height of the fence/wall. The project has been conditioned consistent with these requirements.

Attachment: Resolution 2012-35
Exhibit "A" – Location Map
Exhibit "B" – APN Map

/sk-81764

RESOLUTION NO. 2012-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, GRANTING A CONDITIONAL USE PERMIT (MODIFICATION TO CUP 87-05) TO ALLOW AN ANCILLARY OUTDOOR STORAGE AND VEHICLE PARKING YARD AT 1308 SIXTH STREET FOR AN ADJACENT AND EXISTING CONTRACTOR'S OFFICE AND STORAGE YARD LOCATED AT 1338 SIXTH STREET WITHIN THE C-4 ZONE. CONDITIONAL USE PERMIT 2012-09.

WHEREAS, DAVID GONZALES submitted 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, to allow an ancillary storage yard for 1308 Sixth Street on property generally described as:

.82 Acres in M/L in Potion of Lot 1 Block 32 MB 011,

More generally described as a rectangular-shaped area of about .82 acres, having a frontage on the south side of Sixth Street of about 130 feet, a frontage on the west side of Valley View of about 283 feet, a maximum depth of about 283 feet, and being further described as 1308 Sixth Street (Assessor's Parcel Number 131-200-014); and

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

WHEREAS, at the time set at 7 p.m. on September 12, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested Conditional Use Permit (Modification to CUP 87-05) 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, and the C-4 (Commercial) zoning designation of the site is consistent with that. The proposed land use as a conditionally permitted use in this zone is subject to conditions. The use can be operated in a manner so as to be compatible with surrounding uses and future development, and will therefore not have any significant negative effects.

B. The requested use as a conditionally permitted use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the surrounding properties, with the exception of the residential property to the south, are zoned C-4 which allow commercial type uses. The proposed use has been conditioned to mitigate impacts to the adjacent residential property to the south. The requested use when operated in compliance with the conditions of approval, will be compatible with surrounding properties should 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 has been evaluated for applicable development standards and has been found to be adequate.

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 has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 4.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on September 12, 2012 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 the project as presented to, and as amended by, the Planning Commission, which is incorporated herein by reference and on file with the Planning Division.

2. The recorded owner of the property shall submit to the Planning Division, for 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 the project as submitted, the applicant shall submit four copies of approved plans (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. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.

7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within six months 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.

8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued appropriate permits.

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. At a minimum, an eight-foot high steel tube fence with permanent non-opaque backing material shall be constructed to enclose the entire storage yard of both lots (1308 and 1338 Sixth Street).

11. Stored materials, merchandise, equipment, or other goods shall not be stacked or stored in an outdoor storage area to a height greater than that of any wall or gate enclosing the storage area. This condition shall apply immediately on both 1308 and 1338 Sixth Street.

12. The storage of material or wastes that might cause fumes, dust, that constitute a fire hazard, that may be edible by or otherwise attractive to insects or rodents, that becomes a nuisance unless said materials or wastes are stored in closed containers, is prohibited.

13. All areas used for open storage shall not be detrimental to site operations and surrounding properties. Furthermore, there shall not be soil contamination with the material and equipment stored.

14. No sign is authorized by approval of this project. Plans for any sign(s) proposed to be placed upon this site (combined lots of 1308 and 1338 Sixth Street) 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.

15. All new 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 Division for approval prior to installation. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees shall be installed as a minimum 15-gallon container or 24-inch planter box. Shrubs shall be installed as a minimum 5-gallon container.

16. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval.

17. 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 Department.

18. 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 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.

19. The applicant shall install irrigation for parkway plantings, and the parkway shall be landscaped with appropriate material. The parkway planting and irrigation shall be incorporated into the on-site precise landscaping and underground irrigation plans.

20. Street tree planting and parkway landscaping and irrigation plans shall be prepared on standard size sheets by a registered civil engineer or landscape architect for approval by the City Engineer and Director of Community Development, and 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.

21. Prior to issuance of a grading permit, a hydrology 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.

22. Driveway approaches shall be constructed in accordance with City Standards as approved by the City Engineer. The trail crossing of proposed driveways on Valley View Avenue shall be left as decomposed granite, or as approved by the City Engineer in accordance with standard City policies. Primary access to the property shall be from Sixth Street.

23. An on-site precise grading, paving, and drainage plan is required if any changes of grade or additional paving is being proposed. Plans shall be prepared by a registered civil engineer for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to nearest 0.01 foot, scale 1" = 20 feet.

24. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.

25. Public/street improvements consisting of trail, curb, gutter and pavement shall be constructed along the frontage of Valley View Avenue per the provision of the Norco Municipal Code Section 12.04.030. Street improvement plans shall be prepared on standard size sheets by a registered civil engineer for approval by the City Engineer. A plan check deposit of $250 per sheet shall be posted prior to checking and standard fees paid prior to plan approval.

26. 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.

27. 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 (driveway, street cut, sewer connection, water cut, etc.). NOTE: Upon acceptance of the public improvements by the City Council, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to ten percent of the original amount and release it after a period of one year if no liens have been filed.

28. The project shall conform to all policies, requirements and standards of the National Pollution Discharge Elimination System (NPDES) as stipulated by the City of Norco and County of Riverside.

29. If required, the applicant shall implement mitigation measures to control urban runoff that complies with the Riverside County Water Quality Management Plan for Urban Runoff. Compliance with this plan is required before the City's approval of a grading plan.

30. A drainage acceptance letter is required from adjacent property owners if any cross lot drainage is proposed in the future.

31. The project engineer shall include an erosion control plan as part of any precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) at all times of 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 will be billed to the applicant and paid for prior to the release of occupancy. Furthermore, the erosion control plan shall include the control of airborne particulate matter pursuant to, and in accordance with, all regulations of the South Coast Air Quality Management District.

32. 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 City Engineer.

33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which the applicant 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.

34. 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.

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

39. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any 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 creating an increased demand for public services.

***

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 12, 2012.

Robert Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

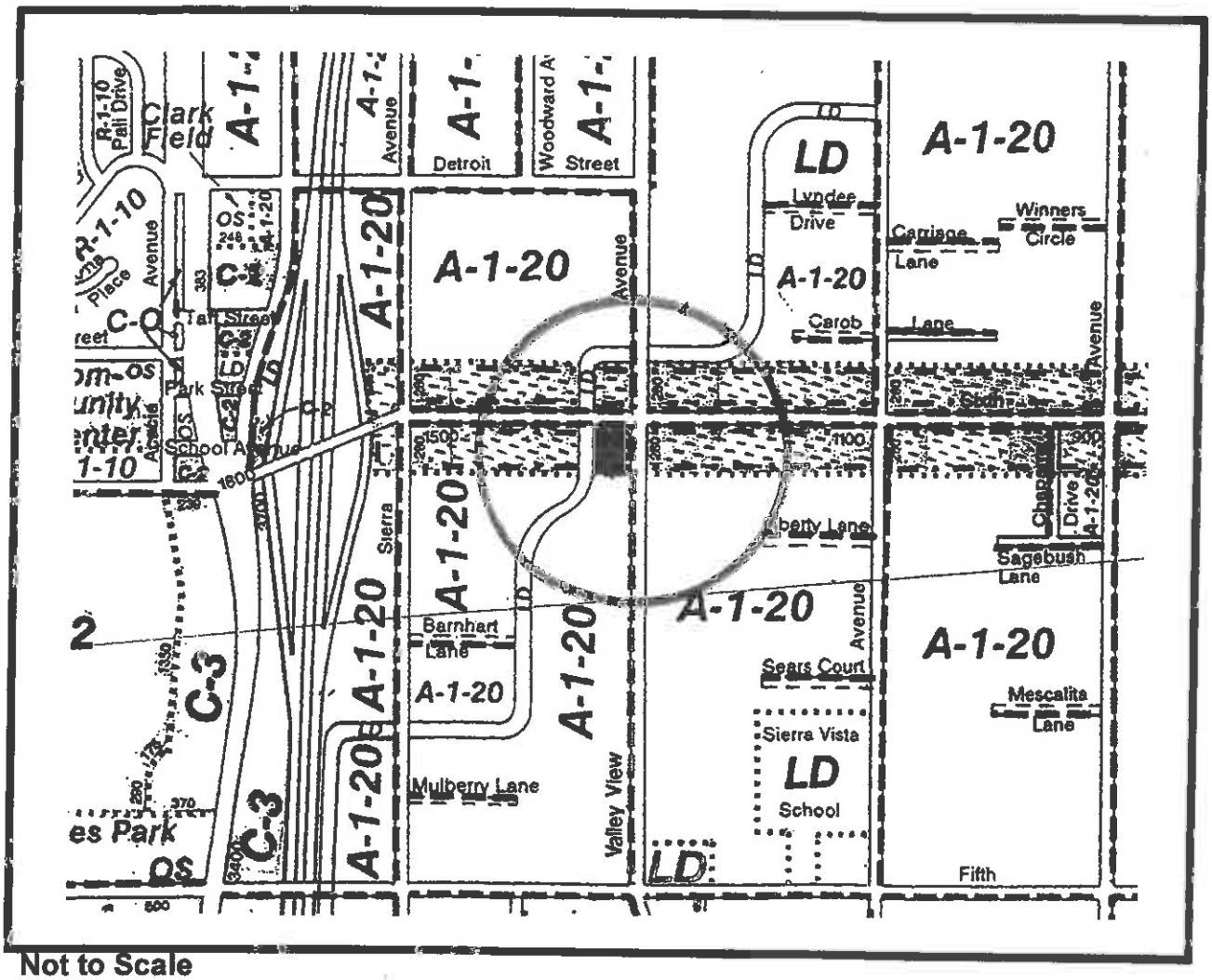
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 29, 2006 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/sk-81766

LOCATION MAP



Not to Scale

N

PROJECT: Conditional Use Permit 2012 -09

APPLICANT: David Gonzales

LOCATION: 1308 Sixth Street

Exhibit "A"

APN MAP

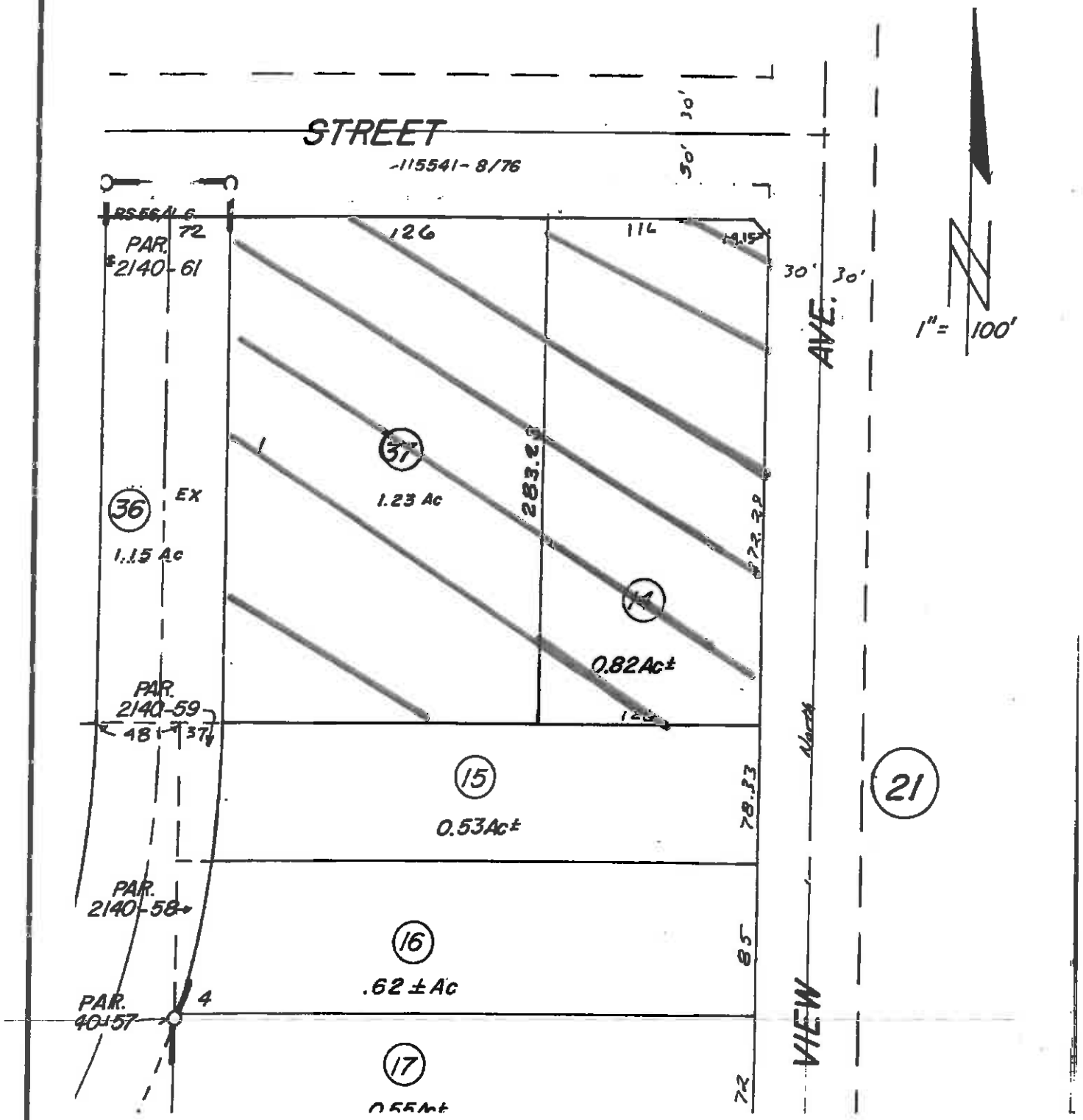


Exhibit "B"

CITY OF NORCO
STAFF REPORT

TO:	Honorable Chairman and Members of the Planning Commission
FROM:	Planning Division
PREPARED BY:	Steve King, Planning Director
DATE:	September 12, 2012
SUBJECT:	Update on Site Plan 2005-09.
RECOMMENDATION:	Receive and file.

SUMMARY: The Planning Commission asked for a status report on approved Site Plan 2005-09 (Norco Country Center).

BACKGROUND: Site Plan 2005-09 was approved by the Planning Commission on August 9, 2006 for a commercial shopping center which has been built. The approved site plan for the shopping center consisted of:

- 27,100 square feet of retail building space
- 11,100 square feet of restaurant building space (included two building pads at the northeast and northwest corners of the project)
- Minimum of 219 parking spaces required, 220 spaces provided
- 5% of site in landscaping required, 10% provided; landscaping area included:
  - Horse corral near center of property adjacent to Sixth Street
  - Donkey corral in front of the northwest pad restaurant site

ANALYSIS: The original restaurant proposal at the northwest pad had a theme that included the proposed donkey corral. But it was not developed even though the building shell was. After several attempts to get a restaurant interested in the site the owners asked that the donkey corral be replaced with another horse corral which was approved.

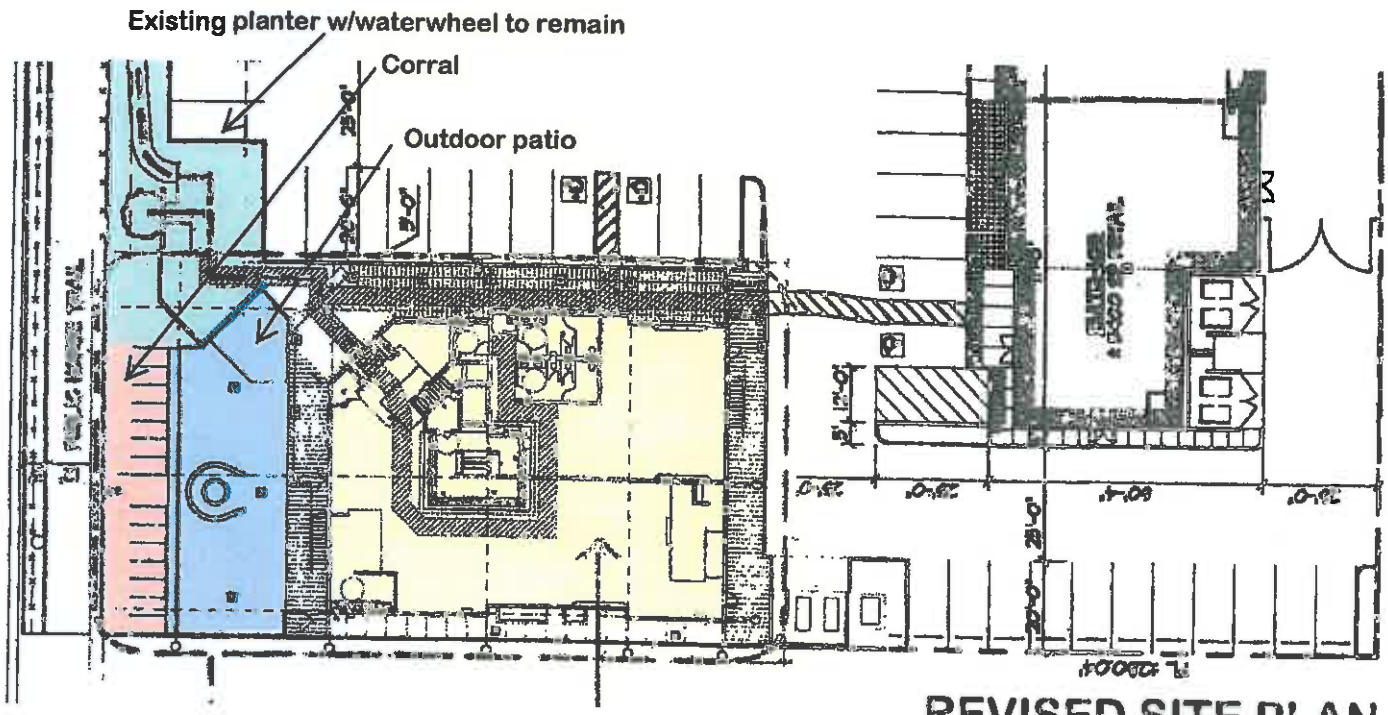
The applicant also approached staff about having an outdoor seating area. Because the outdoor area is not covered it does not require approval of a building permit from the City. The only issue would be whether it would take away required landscaping or affect the parking requirement. As already stated the site has double the required amount of landscaping. Outdoor seating is treated as optional seating as opposed to additional seating because it is not available 100% of the time due to inclement weather conditions, so no parking was impacted.

The outdoor patio restricts the area within which the corral could be located, making it narrow and potentially dangerous to horses. The applicant requested permission to

remove a portion of the rear trail fencing which was approved by the Public Works Department. To protect riders on the trail and horses in the corral the applicant installed eye-level tie-ups with mesh side panels and rear constraint straps. This prevents the horses that are tied in the corral from being able to rear and kick. The wire mesh and metal support bars (similar to chain link fencing materials) do not require a permit from the City. They are also not precluded from being within a horse corral since the City does not have a standard drawing, or standard requirements for a horse corral.

Attachment: Exhibit "A" – Approved Site Plan/Revised Site Plan Comparison

/sk-81745



REVISED SITE PLAN

APPROVED SITE PLAN

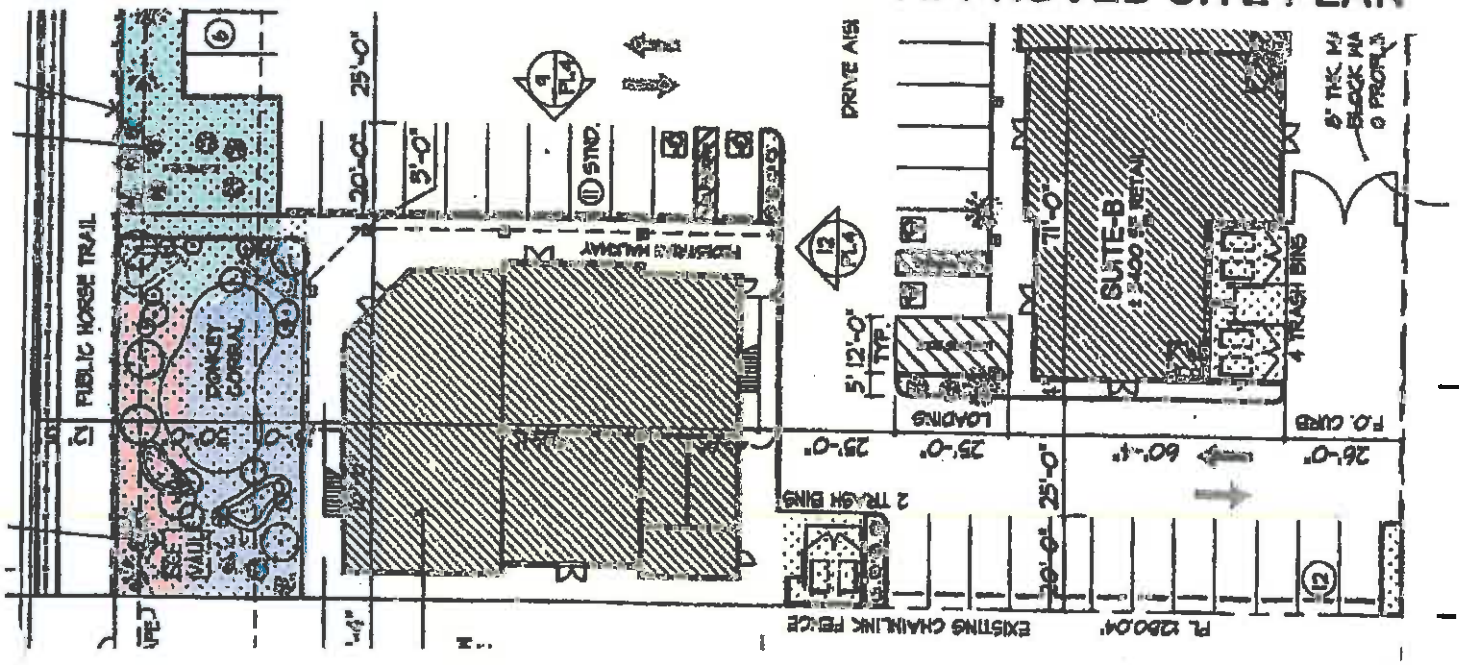


EXHIBIT "A"

CITY OF NORCO
STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: September 12, 2012

SUBJECT: Site Plan 2012-11 (Castaneda): A request for approval to allow a 400 square-foot combination patio, storage room and bathroom addition to an existing accessory recreational vehicle (RV) garage building at 2232 Stallion Drive located within the A-1-20 (Agricultural Low-Density) zone.

RECOMMENDATION: Staff recommends that the Planning Commission provide direction on whether Site Plan 2012-11 needs to be revised for an approval to be granted.

Site Plan 2012-11 is a request for approval to allow a 400 square-foot combination patio, storage room and bathroom addition to an existing accessory RV garage building at 2232 Stallion Drive located within the A-1-20 (Agricultural Low-Density) zone (ref. Exhibit "A" – Location Map). The property consists of 0.46 acres/20,037 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings 864 square feet or less (to include accessory building additions) require site plan approval by the Planning Commission. The site plan, floor plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Floor Plan and Building Elevations).

There is an existing 1,250 square-foot garage on the property and the subject building is proposed on the front (east) side of this garage. This proposed structure has been constructed without permits and is a code compliance case. Site plan approval by the Planning Commission is the first step towards bringing the property into compliance.

The proposed structure consists of an 82 square-foot patio cover over a barbeque, a 145 square-foot storage room (which was constructed as a kitchen but will be required to be de-converted to a storage room), a 63 square-foot bathroom (which was constructed with a shower but will be required to be removed), and a 110 square-foot patio over existing pool equipment, all under the same roof.

The following is required of accessory buildings:

- A minimum of 5 feet from property lines, 10 feet from any other structure and 5 feet away from pools is required for accessory buildings. **The proposed building will meet these requirements.**

- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The proposed structure will have a height of about 11 feet.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 20,037 square feet, with a pad of about 19,347 square feet. The lot/pad coverage for the property is about 24%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of five animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area on the property of at least 2,880 square feet, as noted on the site plan as a primary animal-keeping area.**

Staff is concerned that the area on the property noted for animal-keeping is not conducive to animal-keeping. Because of the existing structures/improvements on this property, the property may no longer be an animal keeping lot. The indicated animal-keeping area is the only contiguous open space left in the back yard (Exhibit "E" – Aerial Photo and Site Photos). The proposed structure does not eliminate potential animal-keeping area since the existing structures/improvements already do that; however, an open animal-keeping area is required to be shown for the approval of accessory buildings.

Because of staff's concerns over the animal-keeping area and because of the Planning Commissions previous concerns over buildings constructed without permits, staff is recommending that the Planning Commission review the project and provide direction on whether Site Plan 2012-11 needs to be revised for an approval to be granted. Staff has included a draft resolution of approval for the project should the Commission determine that the project be approved as proposed.

/adr-81777

Attachments:
- Resolution 2012-36
- Exhibit "A" – Location Map
- Exhibit "B" – APN MAP
- Exhibit "C" – Site Plan
- Exhibit "D" – Floor Plan and Building Elevations
- Exhibit "E" – Aerial Photo and Site Photos

RESOLUTION 2012-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 400 SQUARE-FOOT COMBINATION PATIO, STORAGE ROOM AND BATHROOM ADDITION TO AN EXISTING ACCESSORY RECREATIONAL VEHICLE (RV) GARAGE BUILDING AT 2232 STALLION DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2012-11.

WHEREAS, LUIS CASTANEDA submitted an application for a site plan review to the City of Norco, California under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property located at 2232 Stallion Drive (APN 129-353-003).

WHEREAS, at the time set; at 7 p.m. on September 12, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

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

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled September 12, 2012 that the application for Site Plan 2012-11 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Floor Plan and Building Elevations dated August 23, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.

2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.

3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.

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

6. The applicant shall obtain all required building permits and pay all applicable fees.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

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

9. This approval is for an 82 square-foot patio cover over a barbeque, a 145 square-foot storage room, a 63 square-foot bathroom, and a 110 square-foot patio over existing pool equipment, all under the same roof.

10. The subject building shall not be used for habitable space.

11. A shower facility is not allowed in the bathroom. The existing shower shall be removed and plumbing shall be abandoned.

12. No temporary or permanent cooking/kitchen facilities shall be allowed in the storage room. The existing kitchen appliances (stove, sink etc.) and cabinets shall be removed and plumbing shall be abandoned.

13. Building permits will only be issued for a use allowed by the Norco Municipal Code.

14. The subject addition shall match the existing garage in building materials and in color.

15. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on September 12, 2012.

_____
Robert E. Wright, Chairman
Planning Commission
City of Norco, California

ATTEST:

_____
Steve King, Secretary
Planning Commission
City of Norco, California

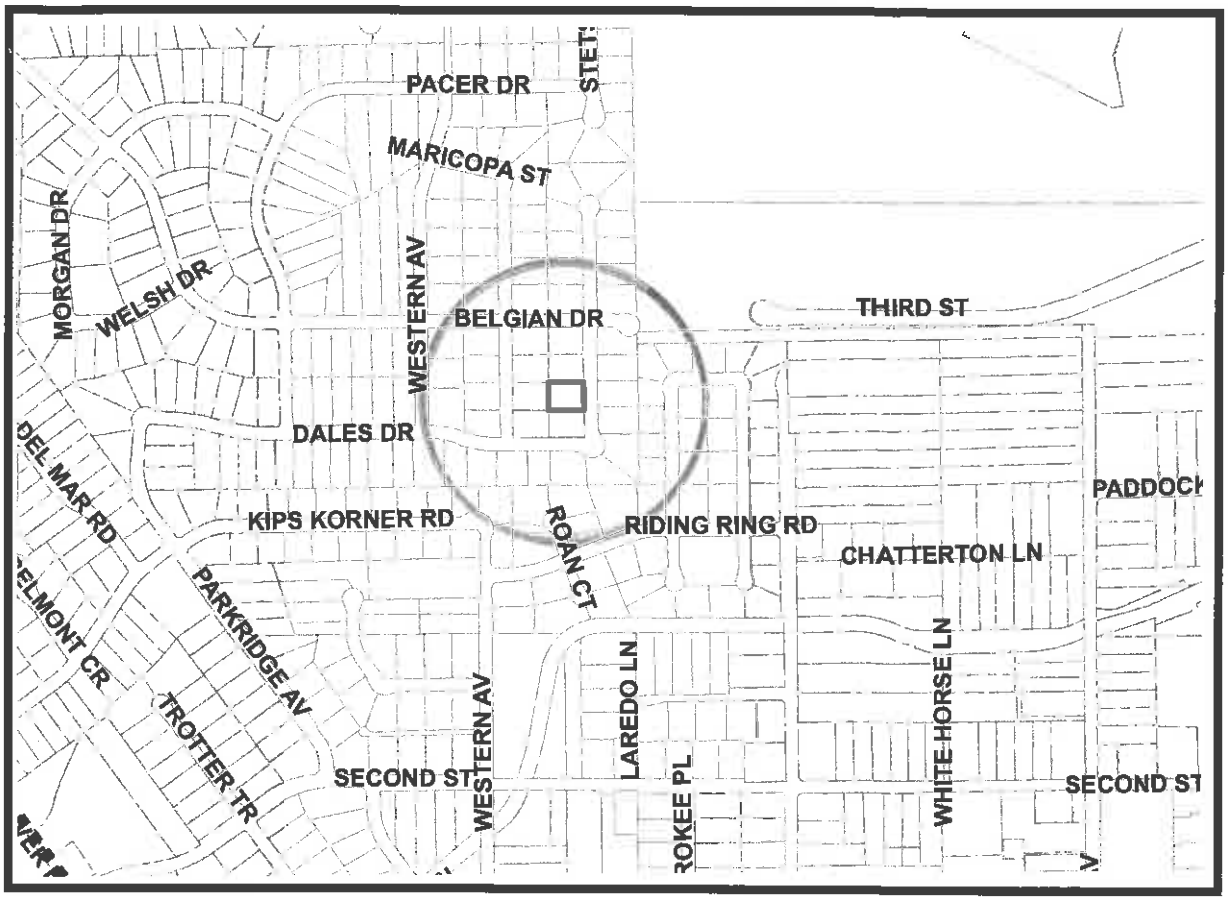
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held September 12, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Steve King, Secretary
Planning Commission
City of Norco, California

/adr-81786

LOCATION MAP



Not to Scale

N

PROJECT:	Site Plan 2012-11
APPLICANT:	Luis M. Castaneda
LOCATION:	2232 Stallion Dr.

Exhibit "A"

/va-80888

ASSESSOR'S PARCEL MAP

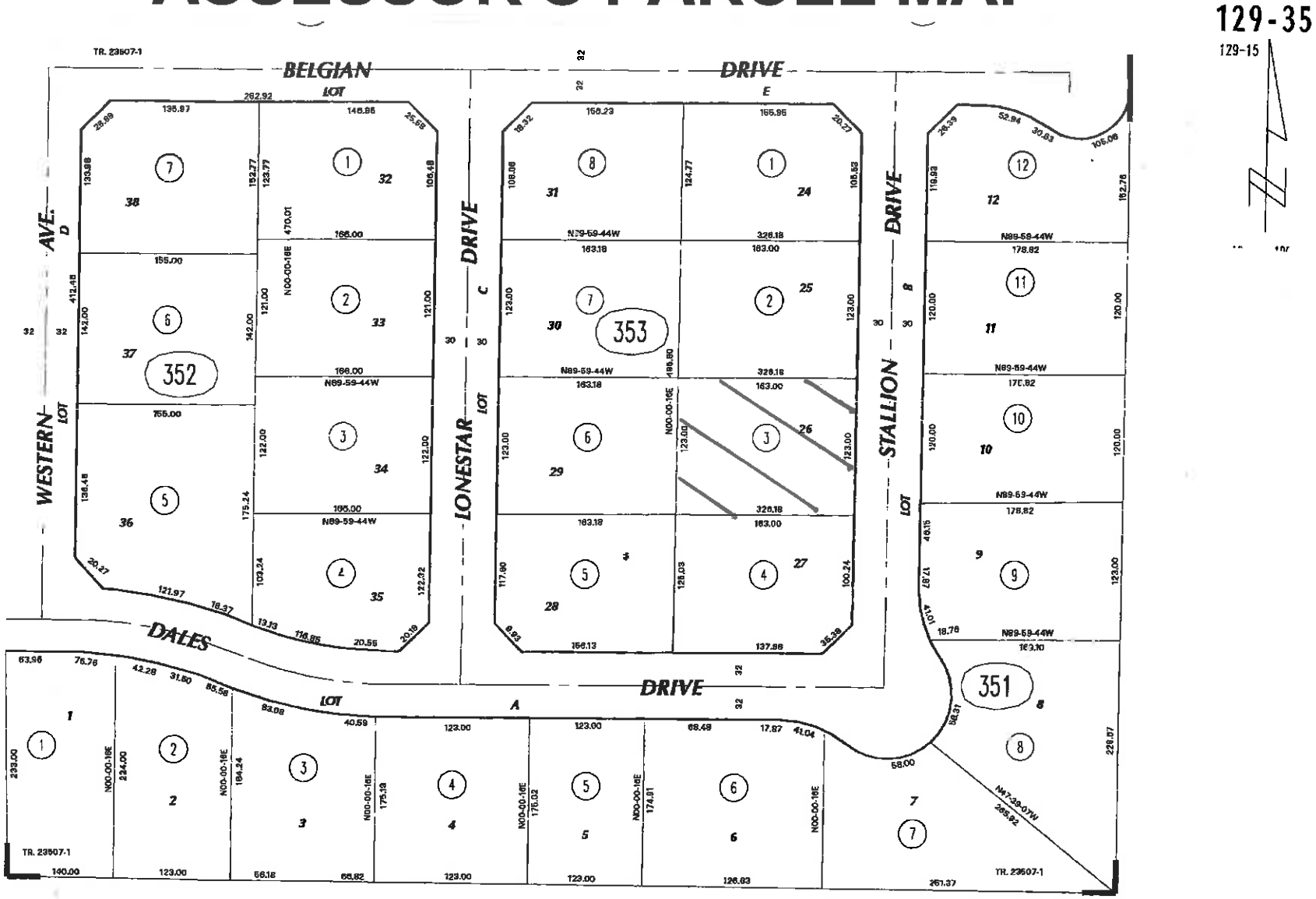
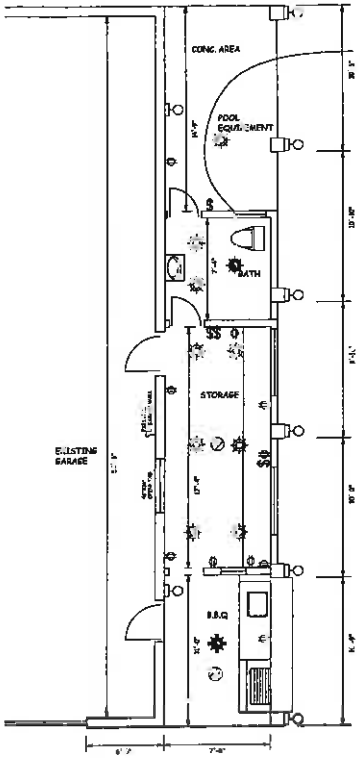


Exhibit "B"



ELECTRICAL SYMBOL LEGEND

- LIGHT
- SMOKE DETECTOR
- 1 SW DUPLEX RECEPTACLE OUTLET V.C.F.C.L.
- FAN AND LIGHT
- STANDARD SINGLE POLE LIGHT FLUORESCENT SWITCH
- STANDARD [illegible] LIGHT FLUORESCENT SWITCH
- EXTERIOR [illegible] SCONCE (FLUORESCENT LIGHT)

ELECTRICAL GENERAL NOTES:

1- CONFIRM ALL APPLIANCE SERVICE REQUIREMENTS

2-ALL COVER PLATES, OUTLETS, SWITCHES AND OTHER ELECTRICAL TRIM SHALL BE WHITE FINISHED.

3-SWITCH AND KEYPAD LOCATIONS FOR REFERENCE ONLY

4-ALL RECEPTACLES SERVING 15 AND 20 AMP OUTLETS SHALL BE TAMPER RESISTANT AND A.F.C.L. (ARC-FAULT) PROTECTED.

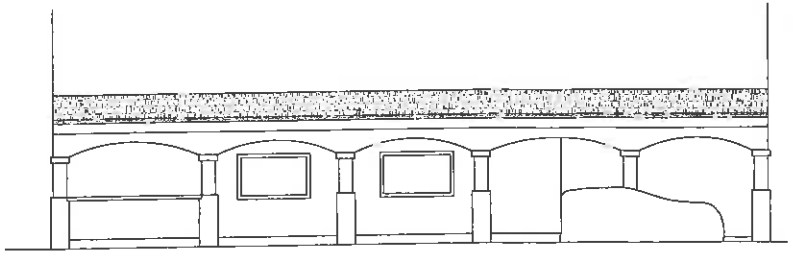
NOTES:
SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.

NOTES:
1-WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF 1.28 GALLONS MAX. OF WATER PER FLUSH. (1.11 CPC 402.2.2)

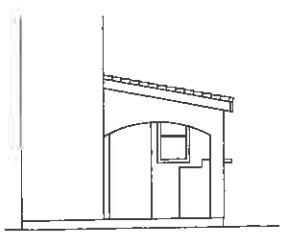
2-SMOKE & CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS. (CRC R314.5, R315.1.5)

NOTES:
1- ALL WATER HEATERS SHALL BE PROVIDED WITH SEISMIC STRAPS
2- OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL.
3- ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLE PER CPC 406.11
4-BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED [illegible] CIRCUIT PER CPC 210.52(A)

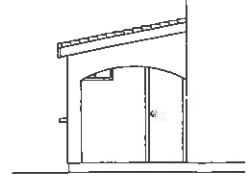
FLOOR AND ELECTRICAL PLAN



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

EXHIBIT "D"
8.23.12

ACE Group, Inc.
750 S. LINCOLN AVE. #104-167
CORONA, CA 92882
(951) 272-8181, (951) 272-8794 FAX

Project:
ADDITION FOR VELA RESIDENCE

Owner:
MAURICIO VELA

Stamp:

REVISIONS:

MARK	DATE	DES. BY:

DRAWN BY: R.A.

DS. BY: R.A.
CHK BY: H.T.
DATE: 6/29/12
PROJECT #: 0615-3312-A
TITLE: FLOOR & ROOF PLAN
PAGE NO: A-1

EXHIBIT "E"
1 of 2

SITE PHOTOS

Exhibit "E"- 2 of 2