



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JANUARY 9, 2013

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Leonard

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 December 12, 2012
 - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED ITEM:** None
5. **PUBLIC HEARINGS:**
 - A. **Zone Code Amendment 2012-06 (City of Norco):** A City-initiated proposal to amend Chapter 18.28 "P-E – Pedestrian-Equestrian Trails" of the Norco Municipal Code, to revise regulations and approval process regarding allowed encroachments for certain driveway materials. **Recommended Action: Approval** (Planning Director)
 - B. **Zone Code Amendment 2012-07 (City of Norco):** A City-initiated proposal to amend Chapter 18.23 "C-4 - Commercial Zone" of the Norco Municipal Code, to revise the permitted and conditionally permitted uses in this zone. **Recommended Action: Continue to next regular scheduled meeting** (Planning Director)

- C. Zone Code Amendment 2012-08 (City of Norco): A City-initiated proposal to amend Chapter 18.51 "Special Events" of the Norco Municipal Code, to revise and update certain provisions and requirements of special events in the City of Norco. **Recommended Action: Approval** (*Senior Planner*)
- D. Zone Code Amendment 2012-09 (City of Norco): A City-initiated proposal to amend Chapter 18 of the Norco Municipal Code, to make provision for "Cash for Gold" establishments in the City of Norco. **Recommended Action: Approval** (*Senior Planner*)

6. BUSINESS ITEMS:

- A. Special Sign Permit 2013-01 (Freeway Sign): Second Freeway-Oriented Sign in the Chaparral Center. **Recommended Action: Approval** (*Planning Director*)
- B. Oral report on the status of the building under construction at 3951 Temescal Avenue. **Recommended Action: Receive and File** (*Planning Director*)

7. CITY COUNCIL: None

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)

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: January 9, 2013

SUBJECT: Zone Code Amendment 2012-06 (City of Norco): A City-initiated proposal to amend Chapter 18.28 "P-E – Pedestrian-Equestrian Trails" of the Norco Municipal Code, to revise regulations and approval process regarding allowed encroachments for certain driveway materials.

RECOMMENDATION: Recommend approval to the City Council:

MOTION: Motion 1: Adopt Resolution 2013-04 recommending that the City Council approve Zone Code Amendment 2012-06.

SUMMARY: The Norco City Council requested discussion and review of the standards per City Standard Drawing 700, Equestrian Trail, as they relate to residential driveway pavers. At their meeting on June 15, 2011, City Council suspended the issuance of interlocking residential driveway paver installation permits.

BACKGROUND/ANALYSIS: The City of Norco initiated initial discussions to evaluate alternative trail materials in 2001. The process to research, install and evaluate materials was completed on May 16, 2007, when City Council approved revisions to City of Norco, Standard Drawing No. 700. The City of Norco Zoning Code, Chapter 18.28 was established to memorialize the intended use and zoning of Pedestrian-Equestrian Trails.

The following is a brief history of the events that led to the modification and approval of the installation of interlocking brick pavers and alternative trail materials. Staff had received a number of individual requests to install alternative materials within the equestrian trail at driveway entrances to reduce storm water erosion. The majority of the initial requests were from property owners with driveway grades/slopes greater than 4%. Staff had also received requests to restrict property owners with existing asphalt driveways from resurfacing with a slurry type material.

In 2002 staff initiated two pilot test sites utilizing rubber block pavers. Two sites on Sixth Street were selected as test locations, the west driveway of Ranchland Market, and at the new Norco Fire Station. Unfortunately the rubber pavers failed at both locations and were removed and replaced with Stalok, a polymer coated crushed stone product.

A committee was formed to install and evaluate a number of materials and report the findings to the Streets and Trails Commission. Pilot test sites were established for multiple soil mixture types, railroad ties, turf, polymer binders, rubber pavers, and interlocking brick pavers.

In September of 2005, City of Norco Standard Drawing No. 700 was modified to include two new types of alternative trail materials; 1.) a mixture of decomposed granite (DG) and cement; and 2.) a polymer coated crushed stone (Staloc). Shortly after the initial design incorporating the interlocking pavers was introduced and in 2007 City Council approved the driveway pavers as an alternative material, restricted to driveways only.

At their meeting on June 15, 2011, City Council suspended the issuance of interlocking residential driveway paver installation permits.

The Streets, Trails, and Utilities Commission at their December 5, 2011 meeting reviewed the existing paver standard and recommended modifying the installation standard and include wording on the encroachment permit that is required to construct improvements within the public right-of-way.

Staff has reviewed the language placed on the encroachment permit and found it satisfactory. Instead wording was inserted as a note on the standard drawing that property owners are required to maintain the integrity of the pavers and general maintenance including weeding and debris.

Equestrian Trail Standard No. 700 has been modified to include a "wet set" edge requirement to eliminate the railroad ties and concrete along the borders. The top surface will require a chamfer edge and "tumbled" exposed top surface. The lay patterns have been reevaluated to minimize the area of potential slippage. Chapter 18.28 of the Norco Municipal discusses of the percentage of slope versus erosion issues and grants authority to the Public Works Director to use his discretion on placement of impervious materials in the trails.

A draft amendment to NMC Chapter 18.28 (P-E Zone) is attached with the proposed changes (ref. Exhibit "B"). Those changes are reflected in Resolution 2013-04.

Attached: Resolution 2013-04
 Exhibit "A" – Equestrian Trail Standard No. 700
 Exhibit "B" – Chapter 18.28 P-E Zone (with draft changes highlighted)

RESOLUTION 2013-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2012-06 AMENDING CHAPTER 18.38 "P-E ZONE, PEDESTRIAN-EQUESTRIAN TRAILS" REGARDING THE MATERIALS PERMITTED IN THE TRAILS AND TO CLARIFY WHERE ALTERNATIVE MATERIALS ARE APPROVED. ZONE CODE AMENDMENT 2012-06.

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-06, an amendment to Norco Municipal Code Title 18 (Zoning Code), to amend and update regulations as they pertain to permitted materials in driveway crossings of pedestrian-equestrian trails; and

WHEREAS, the Zone Code Amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on January 9, 2013 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; 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 pursuant to Category 21.

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

I. FINDINGS:

- A. The proposed Zone Code Amendment will not be inconsistent with, or contrary to, the General Plan or the Zoning Code since the project clarifies and updates acceptable materials for driveway crossings of trails in the Agricultural (A) zones and the procedures for getting alternative materials approved.
- B. The project (proposed amendment) has been determined to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 21.

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled January 9, 2012 does hereby recommend to the City Council of

the City of Norco that Zone Code Amendment 2012-06 be adopted, thereby amending the Norco Municipal Code as follows:

Chapter 18.28
P-E ZONE PEDESTRIAN-EQUESTRIAN TRAILS

Sections:

- 18.28.02** *Intent and Purpose.*
- 18.28.04** *Applicability of Regulations.*
- 18.28.06** *Permitted Uses.*
- 18.28.08** *Limitation of Uses and Violation--Penalties.*
- 18.28.14** *Designation of Pedestrian-Equestrian Trails.*
- 18.28.16** *Encroachment for Driveways.*

18.28.02 Intent and Purpose.

This zone is intended to establish, within existing public easements and rights-of-way and within private access easements, a zone and use that is compatible with and which will encourage the development of City of Norco as a community which emphasizes equestrian activities and which will safeguard the public by providing regulated pedestrian - equestrian- trails.

18.28.04 Applicability of Regulations.

There is hereby created a zone classification, up to twelve (12) feet in width, over certain existing public easements and rights-of-way and within private access easements as designated on the official zoning map, within which pedestrian-equestrian trails are established to the exclusion of such other uses of land as may be in conflict therewith.

18.28.06 Permitted Uses.

There shall be permitted within the P-E Zone, pedestrian and equestrian traffic, as well as any bicycle or other device moved by human or equestrian propulsion.

18.28.08 Limitation of Uses and Violation--Penalties.

(1) It shall be unlawful for any motor-driven vehicle or motor-driven device to park, ride or drive upon a P-E Zone, except as may be necessary to enter a driveway, exit from a driveway, or perform necessary maintenance of the pedestrian-equestrian trails. No above grade structure, other than necessary fencing and maintenance facilities, shall be permitted within a P-E Zone.

(2) The use of surfacing materials other than those authorized by this Section shall constitute a threat to the public health, safety and general welfare, and pursuant to the City's police power, said threat is hereby declared a public nuisance, which nuisance shall be abated.

Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or leasing the property or premises of

another who maintains, permits or allows a public nuisance to exist thereon, after reasonable notice in writing from the City Attorney to remove, discontinue or abate the same has been served upon such person is guilty of a violation in accordance with Code Section 1.04. It shall be the duty of the City Attorney to prosecute all persons guilty of violating this Section by continuous prosecutions until the nuisance is abated and removed. (Amended by Ord. 639, Sec. 1, 1991; Ord. 527, Sec. 4, 1984; Ord. 417, Sec. 6, 1978)

18.28.14 Designation of pedestrian –Equestrian Trails.

The City Engineer/Director of Public Works shall cause the placing of directional signs and other appropriate traffic control devices as may be warranted to designate pedestrian-equestrian trails and to provide for safe and appropriate crossing along the designated City street system.

18.28.16 Encroachment for Driveways.

(1) The use of any impervious material to surface a driveway across the Pedestrian-Equestrian Zone, trail or public right-of-way within the "A" Zone shall be prohibited, except as provided in subsection (2)(c) hereof.

The installation of decomposed granite as specified in (a) below is the only approved material allowed at the intersection of driveways, trails and the public rights-of-way. Other materials as listed in (b) and (c) may be requested as an alternative to decomposed granite and must follow Trail Standards and Specifications as established by the City Engineer. An encroachment permit is required for these alternative materials.

(a) Decomposed granite conforming to ½" Gradation per Section 200-1.2 "Crushed Rock and Rock Dust" of the Greenbook, current edition.

(b) Slag or steel slag conforming to gradation of decomposed granite as specified in (a) above.

(c) Impervious Material.

(i) Asphalt (ii) Concrete

(iii) Soil Cement

(iv) Polymer Coated Crushed Stone pathway Mix

(v) Wood

(vi) Others as approved

(d) Property owners wishing to replace trail material with other than subsections (a) and (b) herein must ensure that the material conforms to the specifications established by the Public Works Director, which shall be confirmed by the Streets and Trails Commission and approved by the City Council. These proposed materials shall not constitute a threat to the public health, safety, and general welfare including equestrian safety.

(e) Impervious material placed over driveway crossings of P-E trails, by benefit of an encroachment permit, shall be permitted to stay as long as the crossing remains in good repair. No expansion or modifications may be made to the crossing;

(2) If drainage facilities approved by the City Engineer are installed across a trail at a driveway location, an impervious material with a Class 2 Base may be used to cover said facilities in certain portions of the Pedestrian-Equestrian zone, trail or public right-of-way as follows, provided that a minimum 4" of decomposed granite can be placed over the structural section:

(a) Pedestrian-Equestrian Zone or Trail. Impervious material shall not be used to surface a driveway for a distance of twelve (12) feet from the property line along the alignment of such driveway, except as provided in subsection (b) hereof.

(b) Exceptions: In the "A" zones and "C" zones, impervious material, with a Class 2 Base, may be used to surface a driveway within said distance of twelve (12) feet in the Pedestrian-Equestrian Zone or Trail subject to conditions as follows:

(i) If the natural or graded slope perpendicular to the street exceeds twelve percent (12%) and/or the City Engineer determines that a severe erosion problem exists and that an impervious driveway is necessary, then an impervious material driveway may be installed in accordance with street standards of the City.

(ii) In the "C" zones, impervious material may be used to surface a driveway within said distance of twelve (12) feet in the Pedestrian-Equestrian Zone or Trail; and within said distance of six (6) feet in the public right-of-way.

(iii) In the "A" zones and "C" zones, impervious material designated by the Director of Public Works may be used to surface a driveway within a distance of six (6) feet within the parkway, provided that a Pedestrian-Equestrian Zone or Trail and parkway exists fully improved to standards of the City.

(iv) In the parkway, wooden baffle boards fixed into the ground may be installed at an angle of 60 degrees to 90 degrees, whichever is more effective, to divert erosive water from the parkway into the concrete gutter. The baffle boards may be 4 x 4's, railroad ties or poles, provided that they do not project above the ground more than four (4) inches, and provided that they are installed not less than eight (8) feet apart.

(v) In the "A" zones and "C" zones, asphalt or concrete curb ramps at street intersections shall be allowed for compliance with Americans with Disabilities Act requirements for accessibility.

(d) Discretion of Director of Public Works. With respect to distance, slope and use of impervious material, all determinations shall be made by and shall be solely in the discretion of the Director of Public Works or his duly authorized representative.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held January 9, 2013.

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 held January 9, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

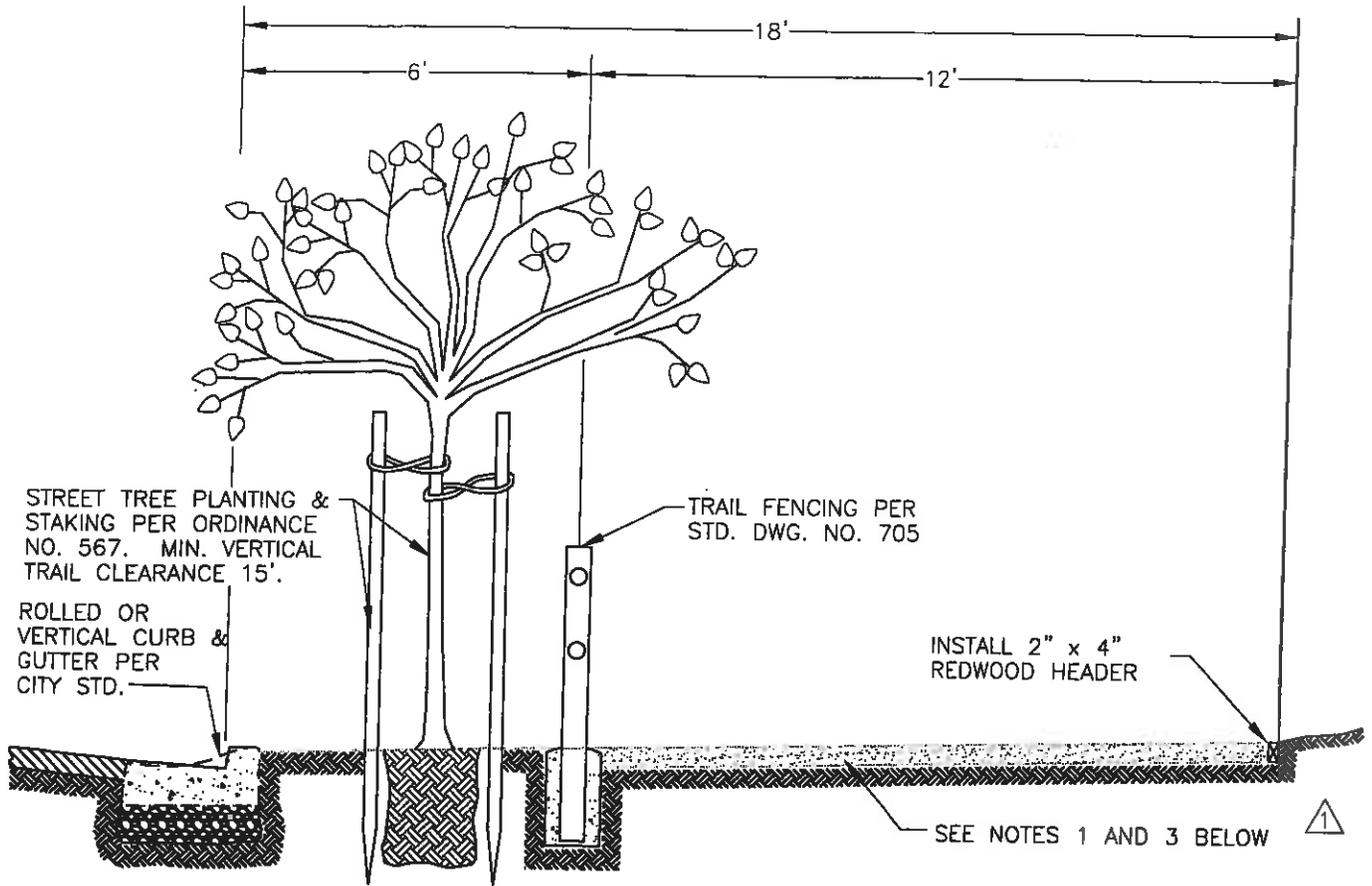
Steve King, Secretary
Planning Commission

700
TRAIL
STANDARDS



EXHIBIT "A"

CITY of NORCO STANDARD DRAWING



NOTES:

1. TRAIL MATERIAL (4" THICK) SHALL BE COMPACTED IN PLACE TO 95% WITH THE UPPER ONE FOOT OF SUBGRADE COMPACTED TO 95%, AND SHALL CONSIST OF DECOMPOSED GRANITE, SLAG OR STEEL SLAG WITH A MORE OR LESS EQUAL GRADATION MIXTURE BETWEEN 1/2" SIZE MAXIMUM AND NO. 200 SIEVE SIZE MINIMUM.
- ① 2. REDWOOD HEADER STAKES SHALL BE 1" x 2" x 18" AT 4'-0" O.C. FLUSH WITH TOP OF HEADER.
- ① ② 3. THE ONLY APPROVED ALTERNATIVE TRAIL MATERIALS ARE THE FOLLOWING:
 - A. 2% SOIL CEMENT/DG. SEE SHEET 2 FOR SPECIFICAITONS.
 - B. POLYMER COATED CRUSHED STONE PATHWAY MIX. SEE SHEET 3 FOR SPECIFICATIONS.
 - C. INTERLOCKING BRICK PAVERS IN DRIVEWAY AREAS ONLY AND CANNOT BE USED IN OTHER PARTS OF THE TRAIL. SEE SHEETS 4 & 5 FOR SPECIFICATION.

REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:	APPROVED: <i>Dominic DeLuca</i> 227172 CITY ENGINEER RCE
	1	LJA	09/01/05	3	JCW	10/23/07	
	2	SLR	03/28/07	4	SRL	02/22/08	
Drawn By: LJA		Date: 01/03/05					
EQUESTRIAN TRAIL STANDARD							Std. Dwg. No. 700 Sheet 1 of 6

CITY of NORCO STANDARD DRAWING

1

A. SOIL CEMENT

1. GRADE TRAIL, FILLING ALL RUTS AND ADJUSTING GRADE FOR PROPER WATER FLOW WITH A MINIMUM CROSS SLOPE OF 1% AND A MAXIMUM CROSS SLOPE OF 4%.
2. SPREAD 270 LBS. OF PORTLAND PLASTIC CEMENT OVER 240 SQ. FT. OF TRAIL.
3. ROTO-TIL IN THE CEMENT AND EXISTING DG TRAIL MATERIAL TO A DEPTH OF 4 INCHES OVER THE ENTIRE 240 SQ. FT.
4. RE-GRADE THE AREA ROTO-TILLED AND MIXED. ADD WATER LIGHTLY DURING THIS PROCESS.
5. WHEN THE ENTIRE AREA IS LEVELED, ROLL THE AREA WITH A 3,500 LB. ROLLER ADDING WATER LIGHTLY. THE AREA WILL NEED TO BE ROLLED SEVERAL TIMES FOR PROPER COMPACTION.
6. THE AREA IS TO BE LIGHTLY WATERED SEVERAL TIMES BY HAND OVER THE NEXT SEVERAL HOURS. AVOID OVER-WATERING THAT WOULD CAUSE THE TRAIL TO RUT OR WASH OUT. WATER MUST PENETRATE FOR THE FULL 4 INCHES OF SOIL CEMENT DURING THIS PROCES.
7. THE ENTIRE TRAIL MUST BE SECURED WITH SIGNS AND BARRICADES DURING THE INSTALLATION OF THE SOIL CEMENT AND FOR THE NEXT 24-HOURS AFTER COMPLETION TO ALLOW FOR THE CEMENT TO HARDEN.
8. ALL VEHICLES SHALL BE KEPT OFF THE SOIL CEMENT INCLUDING DRIVEWAYS FOR A FULL 24-HOURS AFTER THE INSTALLATION IS COMPLETE.

REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:	APPROVED: CITY ENGINEER RCE
	1	LJA	09/01/05	3	JCW	10/23/07	
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Drawn By: LJA		Date: 01/03/05		C27172			
EQUESTRIAN TRAIL STANDARD 700							Std. Dwg. No. 700 Sheet 2 of 6

CITY of NORCO STANDARD DRAWING



B. POLYMER COATED CRUSHED STONE PATHWAY MIX

1. SUB-GRADE PREPARATION
 - A. ALL AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% RELETIVE COMPACTION AND SHALL BE GRADED WITH A MINIMUM CROSS SLOPE OF 1%. ALL AREAS MUST BE GRADED IN A MANNER SO THAT NO STANDING WATER IS PRESENT AFTER FLOODING. ALL DELETERIOUS MATERIAL SUCH AS SOD, TOPSOIL, STICKS, ETS., SHALL BE REMOVED PRIOR TO PAVING. STATE APPROVED PREEMERGENCE HERBICIDE SHALL BE APPLIED OVER THE ENTIRE SUB-GRADE.
 - B. PRIOR TO PAVING SUB-GRADE SHALL BE APPROVED BY AN ARCHITECT OR OTHER QUALIFIED INDIVIDUAL.
2. DECOMPOSED GRANITE OR CRUSHED AGGREGATE WITH STALOK BINDER
 - A. AGGREGATE MIX SHALL BE DECOMPOSED GRANITE OR CRUSHED AGGREGATE. ALL AVAILABLE MATERIALS HAVE BEEN TESTED AND APPROVED BY PRODUCT MANUFACTURE.
 - B. THE AGGREGATE MIXTURE IS TO BE BLENDED AS PER MANUFACTURER'S SPECIFICATIONS BY APPROVED MANUFACTURE'S BLENDING METHODS.
 - C. CONTRACTOR SHALL GUARANTEE THAT MATERIALS USED AND INSTALLATION OF AGGREGATE MATERIALS ARE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
3. AGGREGATE PAVING
 - A. THE MIXTURE SHALL BE PLACED BY A SPREADER OR OTHER APPROVED MEANS AT A 2-INCH COMPACTED DEPTH OVER A COMPACTED SUB-GRADE.
 - B. SPREAD BY GRADING ONTO THE PREPARED BASE UNTIL THE ENTIRE AREA IS COVERED.
 - C. THE SURFACE COVER SHALL BE COMPACTED USING A 5-TON DOUBLE-DRUM ROLLER OR SIMILAR TO GIVE A FINAL DEPTH OF 2-INCHES.
4. "STALOK" IS AN APPROVED BRAND OF POLYMER COATED CRUSHED STONE PATHWAY MIX. OTHER MANUFACTURES OF POLYMER COATED CRUSH STONE WHICH MEET THE MINIMUM SPECIFICATION OF THE "STALOK" PRODUCT WILL BE CONSIDERED AN APPROVED EQUAL.

STALOK IS A PRODUCT TRADE MARK BY STABILIZER SOLUTIONS, INC., ARIZONA
 STABILIZER SOLUTIONS: (602) 255-5900
 LOCAL SUPPLIER: GAIL MATERIAL: (951) 279-1095

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Drawn By: LJA			Date: 01/03/05			C27172 CITY ENGINEER RCE	
EQUESTRIAN TRAIL STANDARD							Std. Dwg. No. 700
							Sheet 3 of 6

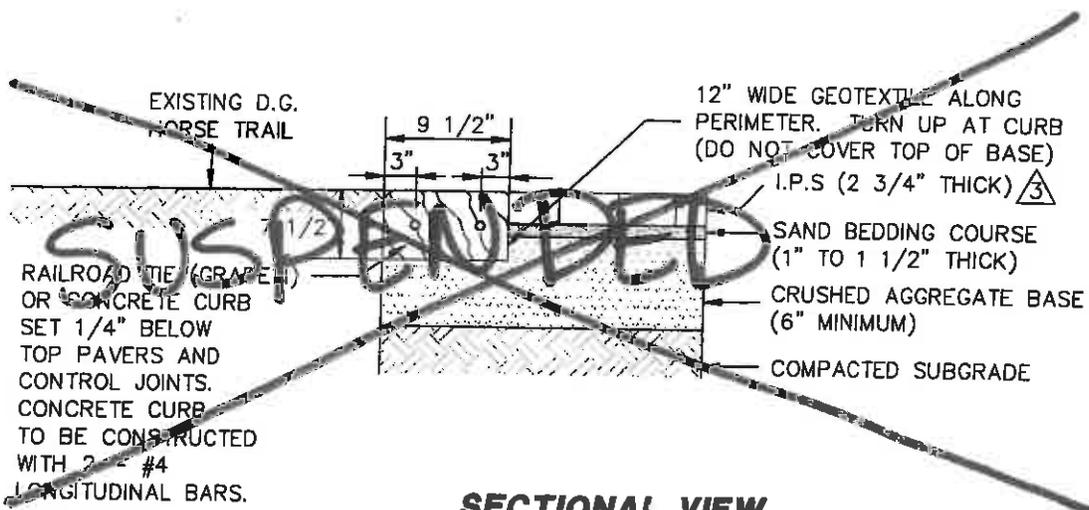
CITY of NORCO STANDARD DRAWING

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C. INTERLOCKING BRICK PAVERS

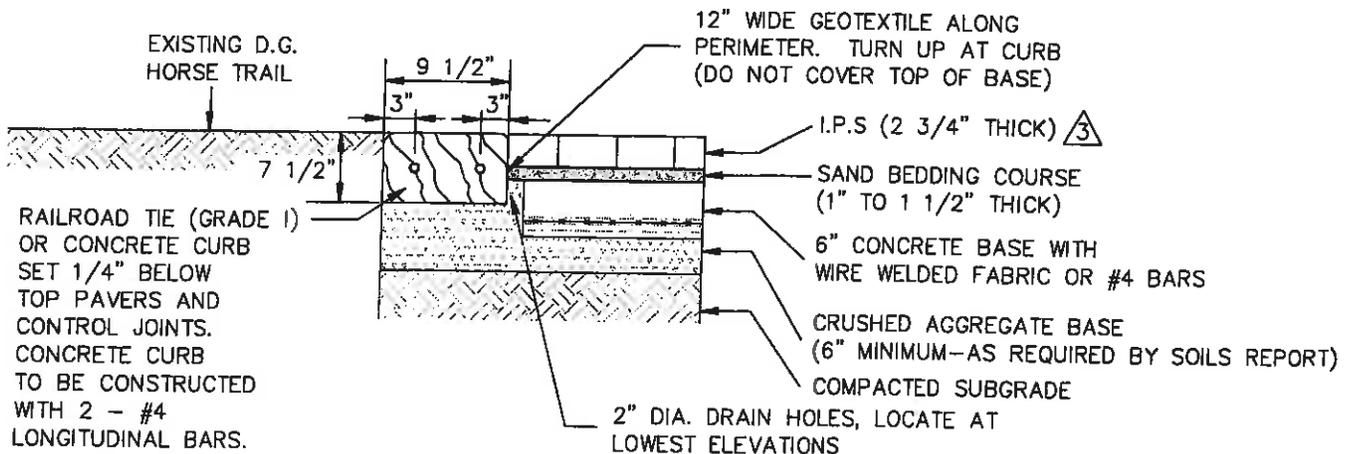
NOTES:

1. EDGE TREATMENT SHALL BE AS STRAIGHT AS POSSIBLE TO COMPLIMENT THE ALIGNMENT OF PAVING STONES.
2. INTERLOCKING PAVING STONES (I.P.S.) SHALL CONFORM TO ASTM C936 AND BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
BLOCK STYLE = CAPRI
PATTERN = RUNNER
COLOR = SANTA BARBARA SANDSTONE
(OR APPROVED EQUAL BY THE CITY ENGINEER.)
3. ALL SURFACING UTILITIES SHALL BE ENCASED IN CONCRETE, CREATING STRAIGHT LINES TO CUT AGAINST.
4. PCC CLASS
DRIVEWAY - 520-A-2500



**SECTIONAL VIEW
(RESIDENTIAL CONDITION)**

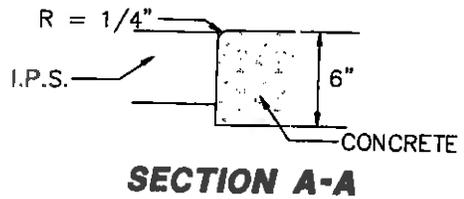
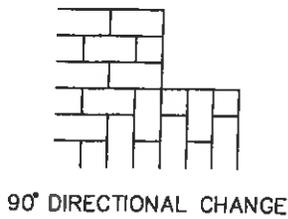
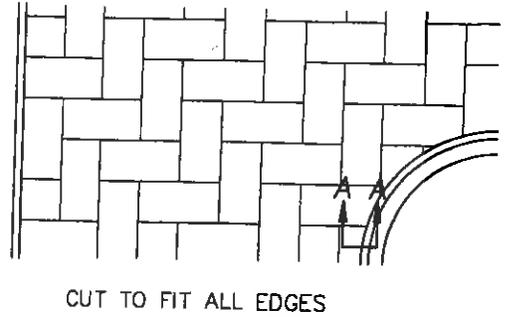
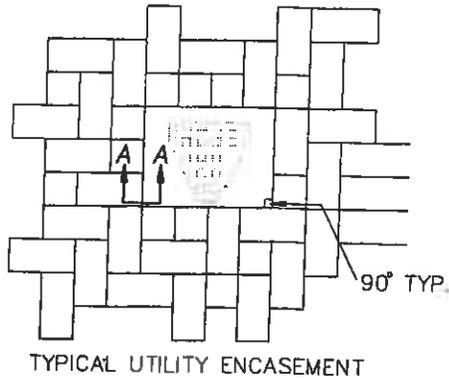
6/15/11



**SECTIONAL VIEW
(COMMERCIAL CONDITION)**

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	1	LJA	09/01/05	3	JCW	10/23/07	
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EQUESTRIAN TRAIL STANDARD							Std. Dwg. No. 700 Sheet 4 of 6

CITY of NORCO STANDARD DRAWING

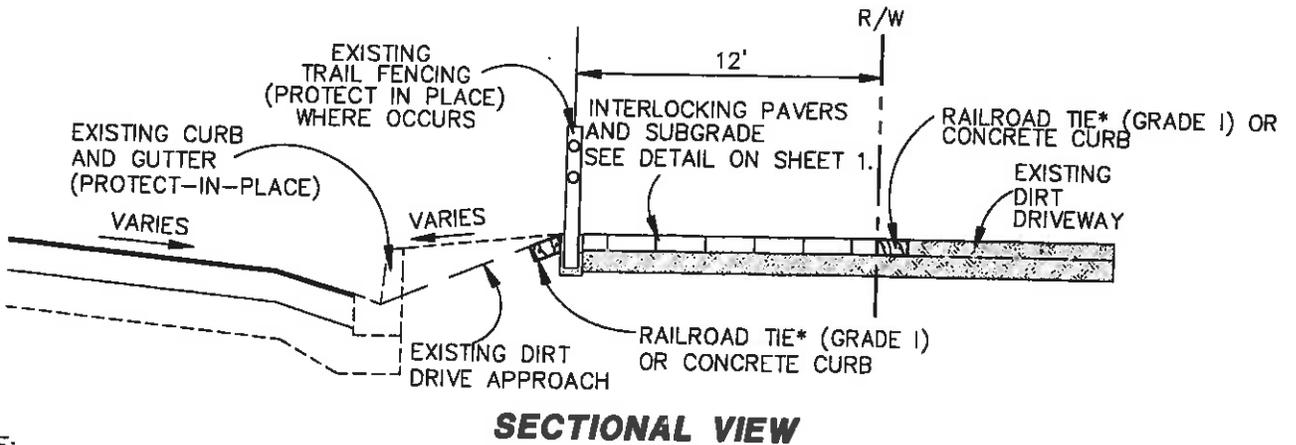
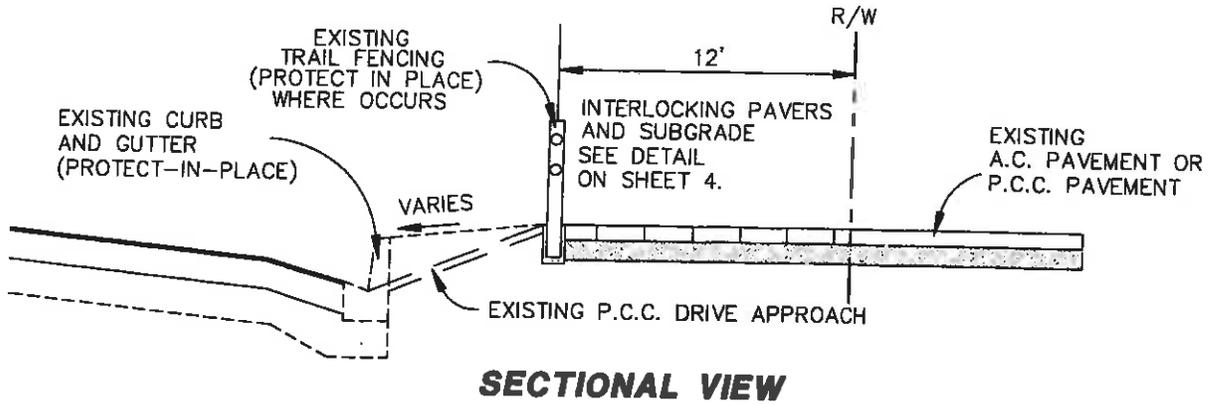
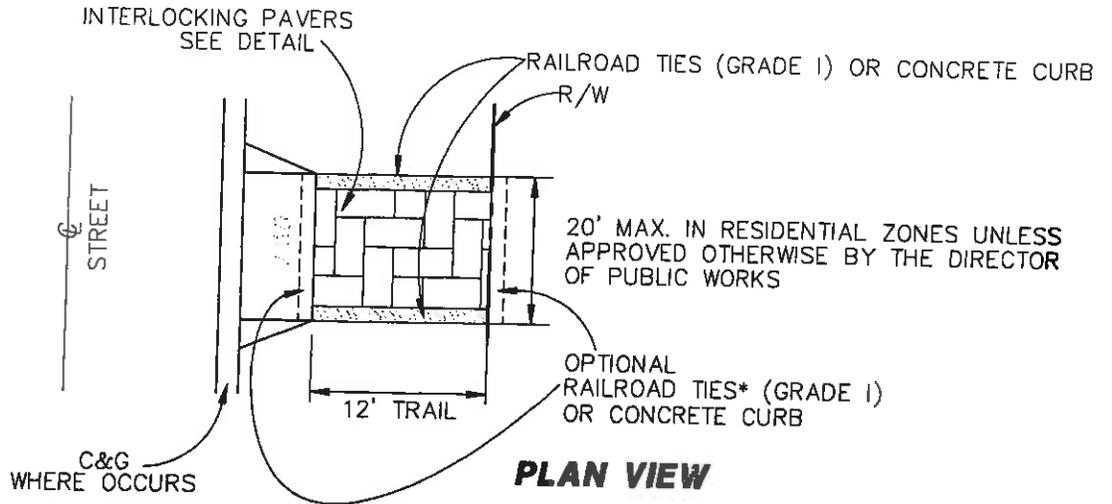


REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:
	1	LJA	09/01/05	3	JCW	10/23/07
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Drawn By: LJA Date: 01/03/05

APPROVED: C27172
 CITY ENGINEER RCE

CITY of NORCO STANDARD DRAWING



***NOTE:**
TO BE USED ONLY IF DWY OR DWY
APPROACH IS OTHER THAN A.C OR P.C.C.

REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:
	1	LJA	09/01/05	3	JCW	10/23/07
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Drawn By: LJA

Date: 01/03/05

APPROVED: C27172
CITY ENGINEER RCE

Chapter 18.28
P-E ZONE PEDESTRIAN-EQUESTRIAN TRAILS

Sections:

- 18.28.02 Intent and Purpose.
- 18.28.04 Applicability of Regulations.
- 18.28.06 Permitted Uses.
- 18.28.08 Limitation of Uses and Violation--Penalties.
- 18.28.14 Designation of ~~pedestrian~~ Pedestrian-Equestrian Trails.
- 18.28.16 Encroachment for Driveways.

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There shall be permitted within the P-E Zone, pedestrian and equestrian traffic, as well as any bicycle or other device moved by human or equestrian propulsion.

18.28.08 Limitation of Uses and Violation--Penalties.

(1) It shall be unlawful for any motor-driven vehicle or motor-driven device to park, ride or drive upon a P-E Zone, except as may be necessary to enter a driveway, exit from a driveway, or perform necessary maintenance of the pedestrian-equestrian trails. No above grade structure, other than necessary fencing and maintenance facilities, shall be permitted within a P-E Zone.

(2) The use of surfacing materials other than those authorized by this Section shall constitute a threat to the public health, safety and general welfare, and pursuant to the City's police power, said threat is hereby declared a public nuisance, which nuisance shall be abated.

Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or leasing the property or premises of another who maintains, permits or allows a public nuisance to exist thereon, after reasonable notice in writing from the City Attorney to remove, discontinue or abate the same has been served upon such person is guilty of a violation in accordance with Code Section 1.04. It shall be the duty of the City Attorney to prosecute all persons

EXHIBIT "B"

guilty of violating this Section by continuous prosecutions until the nuisance is abated and removed. (Amended by Ord. 639, Sec. 1, 1991; Ord. 527, Sec. 4, 1984; Ord. 417, Sec. 6, 1978)

18.28.14 Designation of pedestrian –Equestrian Trails.

The City Engineer/Director of Public Works shall cause the placing of directional signs and other appropriate traffic control devices as may be warranted to designate pedestrian-equestrian trails and to provide for safe and appropriate crossing along the designated City street system.

18.28.16 Encroachment for Driveways.

(1) The use of any impervious concrete material to surface a driveway across the Pedestrian-Equestrian Zone, trail or public right-of-way within the "A" Zone shall be prohibited, except as provided in subsection (2)(c) hereof.

The installation of decomposed granite as specified in (a) below is the only and use of the following approved materials allowed at in the intersection of driveways, trails and the public rights-of-way. Other materials as listed in (b) and (c) may be requested as an alternative to decomposed granite and must follow Trail Standards and Specifications as established by the City Engineer. An encroachment permit is required for these alternative materials.:

(a) Decomposed granite to City standard, conforming to ½" Gradation per Section 200-1.2 "Crushed Rock and Rock Dust" of the Greenbook, current edition.

(b) Slag or steel slag with a 1/2 inch size maximum loss or in combination to a No. 200 sieve minimum, conforming to gradation of decomposed granite as specified in (a) above.

(c) Impervious Material.

- (i) Asphalt
- (ii) Concrete
- (iii) Soil Cement
- (iv) Polymer Coated Crushed Stone pathway Mix
- (v) Wood
- (vi) Others as approved

(de) Property owners wishing to replace trail material with other than subsections (a) and (b) herein must ensure that the material conforms to the specifications established by the Public Works Director, which shall be confirmed by the Streets and Trails Commission and approved by the City Council. Other-These proposed materials shall not constitute a threat to the public health, safety, and general welfare including equestrian safety.

(e) Impervious material placed over driveway crossings of P-E trails, by benefit of an encroachment permit, shall be permitted to stay as long as the crossing remains in good repair. No expansion or modifications may be made to the crossing;

(2) If drainage facilities approved by the City Engineer are installed across a trail at a driveway location, asphalt or steel-slagan impervious material with a Class 2 Base may be used to cover said facilities in certain portions of the Pedestrian-Equestrian zone, trail or public right-of-way as follows, provided that a minimum 4" of decomposed granite can be placed over the structural section:

(a) Pedestrian-Equestrian Zone or Trail. Impervious material shall not be used to surface a driveway for a distance of twelve (12) feet from the property line along the alignment of such driveway, except as provided in subsection (e**b**) hereof.

~~(b) Public Right-of-Way. Impervious material shall not be used to surface a driveway for a distance of six (6) feet from the property line along the alignment of such driveway except as provided in subsection (e) hereof.~~

~~(e**b**) Exceptions: In the "A" zones and "C" zones, asphalt impervious material, with a Class 2 Base, may be used to surface a driveway within said distance of twelve (12) feet in the Pedestrian-Equestrian Zone or Trail and within said distance of six (6) feet in the public right-of-way subject to conditions as follows:~~

~~(i**4**) If the natural or graded slope perpendicular to the street exceeds ~~fifteen~~ twelve percent (152%) and/or the City Engineer determines that a severe erosion problem exists and that an impervious driveway is necessary, then an asphalt impervious material driveway may be installed in accordance with street standards of the City.~~

~~(ii**2**) In the "C" zones, asphalt impervious material may be used to surface a driveway within said distance of twelve (12) feet in the Pedestrian-Equestrian Zone or Trail; and within said distance of six (6) feet in the public right-of-way.~~

~~(iii**3**) In the "A" zones and "C" zones, impervious material (~~concrete, asphalt or comparable~~) designated by the Director of Public Works may be used to surface a driveway within a distance of six (6) feet within the ~~tree~~ median parkway, provided that a Pedestrian-Equestrian Zone or Trail and ~~tree~~ median parkway exists fully improved to standards of the City.~~

~~(iv**4**) In the parkway, wooden baffle boards fixed into the ground may be installed at an angle of 60 degrees to 90 degrees, whichever is more effective, to divert erosive water from the parkway into the concrete gutter. The baffle boards may be 4 x 4's, railroad ties or poles, provided that they do not project above the ground more than four (4) inches, and provided that they are installed not less than eight (8) feet apart.~~

(v5) In the "A" zones and "C" zones, asphalt or concrete curb ramps at corners street intersections shall be allowed for compliance with Americans with Disabilities Act requirements for accessibility.

(d) Discretion of Director of Public Works. With respect to distance, slope and use of impervious material, all determinations shall be made by and shall be solely in the discretion of the Director of Public Works or his duly authorized representative.

~~The use of surfacing materials other than those authorized by this Section shall constitute a threat to the public health, safety and general welfare, and pursuant to the City's police power, said threat is hereby declared a public nuisance, which nuisance shall be abated.~~

~~Every person who maintains, permits, or allows a public nuisance to exist upon his or her property or premises, and every person occupying or leasing the property or premises of another who maintains, permits or allows a public nuisance to exist thereon, after reasonable notice in writing from the City Attorney to remove, discontinue or abate the same has been served upon such person is guilty of a violation in accordance with Code Section 1.04. It shall be the duty of the City Attorney to prosecute all persons guilty of violating this Section by continuous prosecutions until the nuisance is abated and removed.~~

CITY OF NORCO MEMORANDUM

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: January 9, 2013

SUBJECT: Zone Code Amendment 2012-07 (City of Norco): A City-initiated proposal to amend Chapter 18.23 "C-4 - Commercial Zone" of the Norco Municipal Code, to revise the permitted and conditionally permitted uses in this zone.

RECOMMENDATION: Continue to February 27, 2013

BACKGROUND: This item is still being reviewed by the City Council/Planning Commission working group. A final draft will be delivered for review by that group in the next couple of weeks for its input. The item will be re-advertised for the February 27, 2013 meeting if the Planning Commission agrees to that date for the meeting.

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: August 8, 2012

SUBJECT: Zone Code Amendment 2012-08 (City of Norco): A City-initiated proposal to amend Chapter 18.51 "Special Events" of the Norco Municipal Code, to revise and update certain of the provisions and requirements of special events in the City of Norco.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-02, recommending approval of Zone Code Amendment 2012-08 to the City Council.

SUMMARY: Zone Code Amendment (ZCA) 2012-08 is a City-initiated proposal to amend the Norco Municipal Code, Chapter 18.51 "Special Events", to revise and update certain provisions and requirements of special events in the City of Norco.

BACKGROUND/ANALYSIS: The provision for special events in the City needs to be revised, primarily to clarify and/or make provisions to allow existing businesses the flexibility to display merchandise (to include seasonal items) for sale outdoors without the need for a special event permit. In addition, references to special event signage need to indicate that signage must be in compliance with the special event signage criteria in Chapter 18.37 "Signs", and a few other obsolete items need to be removed.

The purpose of Chapter 18.51 for Special Events is: *"to provide for the conduct of temporary uses of land, buildings, and other structures, which have the potential to adversely affect the public health, safety and welfare; to create an awareness of, and to implement State and local regulations deemed necessary to protect the public health, safety and welfare during the conduct of such uses; and to establish orderly procedures by which the City and sponsors of such temporary events may facilitate the conduct of the use(s) in conformity with such requirements. The intent is to ensure that such special events will be compatible with surrounding land uses, to protect the rights of adjacent residences and land owners, and to minimize any adverse effects on surrounding properties and the environment."*

Staff believes it is viable for a City to allow some outdoor display of merchandise without the need to obtain a special event permit, provided, it does not negate the purpose and intent of allowing special events in the City. This can be done provided the outdoor display of merchandise it is contained within the foot print of the main building (that would include an outdoor porch/patio area and portions of the sidewalk under the same

roof) and provided it does not encroach within the any portion of a drive way, parking space or parking lot area.

Only Section 18.51.020 "Special Event - Definitions" and Section 18.51.030 "Requirement for Permit" of Chapter 18.51 "Special Events" need to be amended to address the items mentioned beforehand. Staff is recommending that the following sections be amended to read as follows (sections to be deleted are crossed out and added sections are indicated in bold and underlined):

18.51.020 Special Event--Definition.

For purposes of this chapter, the term "special event" shall mean any temporary use of lands, buildings, or structures for purposes of sales, advertising, or promotion of materials, goods and/or services, excepting "garage" or "yard sale" conducted on a residential premises in conformity with the provisions of Chapter 5.32 of the Norco Municipal Code. Such definition shall include, but not be limited to:

.021 occasional or seasonal sales, such as "parking lot sales," "sidewalk sales," "~~swap-meets,~~" when limited to the sales of goods or materials normally merchandised within the confines of the building(s) adjacent to such sales;

.022 seasonal sale of agricultural crops or products raised on site;

.023 vacant lots for the sales of holiday ornaments and/or decorations such as pumpkins, Christmas trees, or the like;

.024 carnivals, circuses, rodeos, pony rides, and/or other traveling amusements which may include rides, games, booths, displays, or similar amusements and/or devices;

.025 outdoor shows, exhibits or displays for arts and crafts, historic, patriotic, religious, or similar purposes;

.026 parades, processions, dances, concerts, festivals, rallies, or similar temporary uses conducted outdoors and involving a large assemblage of persons;

.027 ~~model homes or other~~ sales offices;

.028 temporary construction offices ~~or caretaker's quarters~~;

.029 temporary advertising and/or promotional displays including but not limited to; temporary signs, flags, banners, pennants, statuary, balloons, spotlights, searchlights, or other devices located either on or off-site to the location of any such special event which is intended or designed to identify, advertise, or promote the sale of goods, materials or services or the location thereof, **subject to compliance with regulations for Special Events Signs outlined in Chapter 18.37 "Signs".**

~~.029.1 temporary commercial/truck parking areas. (Ord. 577 Sec. 2 (part), 1987)~~

18.51.030 Requirement for Permit.

No person or organization shall conduct a special event without having first applied for and obtained the necessary Special Event Permits pursuant to the provisions of this chapter, and a City Business License in compliance with all procedures and requirements therefor.

Provided, however, that the following classes of temporary uses shall be exempted from permit requirements pursuant to the provisions set forth herein.

.031 City sponsored events including but not limited to; horse shows, dances, fireworks displays, etc., conducted on City property and under the jurisdiction of the Director of Parks and Recreation.

.032 Banquets, dances, and other occasional events sponsored by fraternal or charitable organizations and conducted on premises of such organization within an entirely enclosed building suitably designed to accommodate public assembly in conformance with the provisions of the Uniform Fire and Building Codes. (Ord. 577 Sec. 2 (part), 1987)

.033 Permanent outdoor storage and sales of goods approved under a Conditional Use Permit or Site Plan review by the Planning Commission as permitted in each corresponding zone.

.034 Outdoor display of merchandise for sale which do not extend past the foot print of a building, to include the front porch/patio or a portion of the sidewalk under the same roof of the building, provided all merchandise display areas are adequately delineated and do not obstruct any portion of parking spaces, parking lots, fire lanes, building entrances, or other areas

required for public safety. Outdoor display of merchandise for sale shall be limited to the merchandise owned by the retail establishment that occupies the building where the merchandise is displayed or seasonal specialized merchandise associated with standard recognized holidays. Furthermore payment of merchandise being displayed shall be made inside the building.

CONCLUSION: Staff believes it is viable for a City to allow some outdoor display of merchandise without the need to obtain a special event permit. This provision can assist in the increase of sales, particularly during special promotions and during the holiday seasons.

/adr

Attachments: Resolution 2013-02

RESOLUTION NO. 2013-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2012-08 BE APPROVED AMENDING SECTION 18.51.020 "SPECIAL EVENT - DEFINITIONS" AND SECTION 18.51.030 "REQUIREMENT FOR PERMIT" OF CHAPTER 18.51 "SPECIAL EVENTS" TO REVISE AND UPDATE CERTAIN OF THE PROVISIONS AND REQUIREMENTS OF SPECIAL EVENTS IN THE CITY OF NORCO. ZONE CODE AMENDMENT 2012-08

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-08, a proposed amendment to Chapter 18.51 "Special Events", to amend Section 18.51.020 "Special Event - Definitions" and Section 18.51.030 "Requirement for Permit" to revise and update certain provisions and requirements of special events in the City of Norco; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on January 9, 2013 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

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

I. FINDINGS:

- A. The proposed Zone Code Amendment is necessary to revise certain provisions for Special Events in the City.
- B. The proposed Zone Code Amendment will clarify and/or make provisions to allow existing businesses the flexibility to display merchandise (to include seasonal items) for sale outdoors without the need for a special event permit.

- C. The proposed Zone Code Amendment does not hinder the General Plan goals and policies of preserving the City's small plot agricultural/animal-keeping/equestrian lifestyle.
- D. The proposed Zone Code Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled January 9, 2012 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2012-08 be adopted, thereby amending the Norco Municipal Code as follows:

Section 18.51.020 "Special Event - Definitions" and Section 18.51.030 "Requirement for Permit" of Chapter 18.51 "Special Events" is hereby amended to read as follows (sections to be deleted are crossed out and added sections are indicated in bold and underlined):

18.51.020 Special Event--Definition.

For purposes of this chapter, the term "special event" shall mean any temporary use of lands, buildings, or structures for purposes of sales, advertising, or promotion of materials, goods and/or services, excepting "garage" or "yard sale" conducted on a residential premises in conformity with the provisions of Chapter 5.32 of the Norco Municipal Code. Such definition shall include, but not be limited to:

.021 occasional or seasonal sales, such as "parking lot sales," "sidewalk sales," "~~swap-meets,~~" when limited to the sales of goods or materials normally merchandised within the confines of the building(s) adjacent to such sales;

.022 seasonal sale of agricultural crops or products raised on site;

.023 vacant lots for the sales of holiday ornaments and/or decorations such as pumpkins, Christmas trees, or the like;

.024 carnivals, circuses, rodeos, pony rides, and/or other traveling amusements which may include rides, games, booths, displays, or similar amusements and/or devices;

.025 outdoor shows, exhibits or displays for arts and crafts, historic, patriotic, religious, or similar purposes;

.026 parades, processions, dances, concerts, festivals, rallies, or similar temporary uses conducted outdoors and involving a large assemblage of persons;

.027 ~~model homes or other sales offices;~~

.028 temporary construction offices ~~or caretaker's quarters;~~

.029 temporary advertising and/or promotional displays including but not limited to; temporary signs, flags, banners, pennants, statuary, balloons, spotlights, searchlights, or other devices located either on or off-site to the location of any such special event which is intended or designed to identify, advertise, or promote the sale of goods, materials or services or the location thereof, **subject to compliance with regulations for Special Events Signs outlined in Chapter 18.37 "Signs"**.

~~.029.1 temporary commercial/truck parking areas. (Ord. 577 Sec. 2 (part), 1987)~~

18.51.030 Requirement for Permit.

No person or organization shall conduct a special event without having first applied for and obtained the necessary Special Event Permits pursuant to the provisions of this chapter, and a City Business License in compliance with all procedures and requirements therefor.

Provided, however, that the following classes of temporary uses shall be exempted from permit requirements pursuant to the provisions set forth herein.

.031 City sponsored events including but not limited to; horse shows, dances, fireworks displays, etc., conducted on City property and under the jurisdiction of the Director of Parks and Recreation.

.032 Banquets, dances, and other occasional events sponsored by fraternal or charitable organizations and conducted on premises of such organization within an entirely enclosed building suitably designed to accommodate public assembly in conformance with the provisions of the Uniform Fire and Building Codes. (Ord. 577 Sec. 2 (part), 1987)

.033 Permanent outdoor storage and sales of goods approved under a Conditional Use Permit or Site Plan review by the Planning Commission as permitted in each corresponding zone.

.034 Outdoor display of merchandise for sale which do not extend past the foot print of a building, to include the front porch/patio or a portion of the sidewalk under the same roof of the building, provided all merchandise display areas are adequately delineated and do not obstruct any portion of parking spaces, parking lots, fire lanes, building entrances, or other areas required for public safety. Outdoor display of merchandise for sale shall be limited to the merchandise owned by the retail establishment that that occupies the building where the merchandise is displayed or seasonal specialized merchandise associated with standard recognized holidays. Furthermore payment of merchandise being displayed shall be made inside the building.

Resolution 2013-02
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January 9, 2013

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held January 9, 2013.

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 held January 9, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Christina M. Michaelis, Planning Intern

DATE: January 9, 2013

SUBJECT: Zone Code Amendment 2012-09 (City of Norco): A City-initiated proposal to amend Chapter 18 of the Norco Municipal Code, to make provision for "Cash for Gold" establishments in the City of Norco.

RECOMMENDATION: That the Planning Commission recommends approval with the following motion:

Motion: Adopt Resolution 2013-03 recommending that the City Council approve Zone Code Amendment 2012-09.

SUMMARY: Zone Code Amendment 2012-09 is a City-initiated proposal to make provision for "Cash for Gold" establishments in the City of Norco.

BACKGROUND: On December 12, 2012 staff took forward information to the Planning Commission on cash for gold businesses. This information was brought forth since there was no provision in the Norco Municipal Code for these establishments and thus making them difficult to regulate. Direction received from the Planning Commission stated to create a Code Amendment for cash for gold businesses to address the following:

- That these businesses not be allowed as stand-alone operations.
- That these businesses be located within a viable business such as a jewelry store.
- That these businesses not exceed 33% of a viable business.
- That these businesses require a Conditional Use Permit for the gold purchase portion of the business.
- That these businesses be required to follow the same state-required guidelines as a pawn shop.
- That these businesses not be permitted on Sixth Street.
- That these businesses require periodic financial reports to the City Finance Department.

ANALYSIS: Staff is recommending that cash for gold businesses only be allowed in the C-G (General Commercial) Zone at this time. Staff is recommending that a cash for gold

Agenda Item 5.D.

business be listed under the "Service Commercial" category of the permitted uses in the C-G Zone, because these establishments are not considered retail businesses yet they provide a service which is now more in demand. Furthermore, it is recommended that the requirements to allow a cash for gold business indicate that this type of business not exceed 33% of the **floor area** of a viable business. Specifying that it not be not more than 33% of the floor area, and not just the business, will facilitate enforcement of this requirement.

Once it has been proven that these businesses have been properly regulated by first allowing them in the C-G Zone, the Commercial Specific Plans in the City can also be amended to allow these businesses.

Chapter 18.29 – "C-G" (Commercial General), Section 18.29.20 – "Permitted Uses", Table 1 – Permitted Uses, under the category entitled "**Service Commercial**" is proposed to be amended as follows (proposed verbiage is indicated in bold and underlined):

Service Commercial	
Bank	p
Locksmith	p
Mail Cargo Packaging Services	p
Music/Dance/Photography/Art Studio	p
Printing Services	p
Repair Service (Non-Vehicle/Vessel & Non-Motorized)	p
<u>Cash for Gold establishments</u>	<u>c</u> ^{2,6}
The processing, treatment, storage, or repair of products which are clearly incidental to the business conducted on the premises	a

1. To encourage more convenient access and visibility for entertainment, retail, and service commercial uses, noted uses are not encouraged on urban arterial street frontages unless located on the second floor of a mixed use retail/commercial development.
2. Conditionally permitted as an ancillary use only.
3. Plant Nursery's shall be permitted to have Outdoor Displays and Sales as an ancillary use.
4. Cannot be located on urban arterial street frontages unless the use is ancillary to a restaurant.

5. Includes dispatch and office support services for the operation of taxicab/ vehicles for hire businesses but does not include the storage, staging, standing, or parking of company vehicles on site.

6. Required to be within a viable business such as a jewelry store or other retail business operation and must not exceed 33% of the floor area of such viable business. In addition, required to follow same state required guidelines as a pawn shop and must submit periodic financial reports to the City Finance Department.

CONCLUSION: Staff recommends that cash for gold businesses be allowed to operate within the C-G Zone as a conditionally permitted use within an already existing jewelry store or other retail operation. Staff is confident that first allowing them in the C-G Zone as an ancillary use, is a good starting point to regulating these businesses in the City.

/cmm

RESOLUTION NO. 2013-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2012-09 BE APPROVED AMENDING CHAPTER 18.29 "C-G (COMMERCIAL GENERAL)" ZONE, SECTION 18.29.20 "PERMITTED USES" OF THE NORCO MUNICIPAL CODE TO PERMIT CASH FOR GOLD BUSINESSES AS CONDITIONALLY-PERMITTED ANCILLARY USES. ZONE CODE AMENDMENT 2012-09

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-09, a proposed amendment to Chapter 18.29 "C-G" (Commercial General) Zone, to amend Section 18.29.20 "Permitted Use", Table 1- Permitted Uses under the category entitled "Service Commercial" to allow cash for gold businesses to exist as a conditionally-permitted use.

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on January 9, 2013 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that the Zone Code Amendment is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines per Class 5.

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

I. FINDINGS:

- A. The proposed Zone Code Amendment is necessary to address how cash for gold businesses will be regulated in the City of Norco.
- B. The proposed Zone Code Amendment will regulate cash for gold businesses by determining where these establishments can be located and how they are able to operate.

- C. The proposed Zone Code Amendment does not hinder the General Plan goals and policies of preserving the City’s small plot agricultural/animal-keeping/equestrian lifestyle.
- D. The proposed Zone Code Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 5 (Minor Alterations in Land Use Limitations).

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled January 9, 2013 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2012-09 be adopted, thereby amending the Norco Municipal Code as follows:

Chapter 18.29 – “C-G” (Commercial General), Section 18.29.20 –“Permitted Uses”, Table 1 – Permitted Uses, under the Category entitled “**Service Commercial**” is hereby amended to read as follows (proposed verbiage is indicated in bold and underlined):

Service Commercial	
Bank	p
Locksmith	p
Mail Cargo Packaging Services	p
Music/Dance/Photography/Art Studio	p
Printing Services	p
Repair Service (Non-Vehicle/Vessel & Non-Motorized)	p
Cash for Gold establishments	c ^{2,6}
The processing, treatment, storage, or repair of products which are clearly incidental to the business conducted on the premises	a

1. To encourage more convenient access and visibility for entertainment, retail, and service commercial uses, noted uses are not encouraged on urban arterial street frontages unless located on the second floor of a mixed use retail/commercial development.

2. Conditionally permitted as an ancillary use only.
3. Plant Nursery's shall be permitted to have Outdoor Displays and Sales as an ancillary use.
4. Cannot be located on urban arterial street frontages unless the use is ancillary to a restaurant.
5. Includes dispatch and office support services for the operation of taxicab/ vehicles for hire businesses but does not include the storage, staging, standing, or parking of company vehicles on site.
- 6. Required to be within a viable business such as a jewelry store or other retail business operation and must not exceed 33% of the floor area of such viable business. In addition, required to follow same state-required guidelines as a pawn shop and must submit periodic financial reports to the City Finance Department.**

Resolution 2012-55
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January 9, 2013

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held January 9, 2013.

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 held January 9, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: January 9, 2013

SUBJECT: Special Sign Permit 2012-01 (Freeway Sign): Second Freeway-Oriented Sign in the Chaparral Center.

RECOMMENDATION: Approval:

MOTION: Motion 1: Adopt Resolution 2013-01 approving Special Sign Permit 2013-01, in accordance with, and subject to the conditions of approval.

SUMMARY: This is a request for approval of a redesign for an approved second freeway-oriented sign at the Chaparral Center. The redesign includes the incorporation of an electronic readerboard that is larger than the allowed maximum area per the Sign Code but which is allowed upon approval of a special sign permit.

BACKGROUND: A master site plan and sign program has been approved for the Chaparral Center located between Sixth Street and Fifth Street on the east side of Hamner Avenue (ref. Exhibit A). The sign program was originally approved with one freeway sign that has been constructed. An amendment to the sign program (Freeway Sign Permit 2008-01) was subsequently approved that added an additional freeway sign on the southern portion of the property. The design of the second sign was also approved with Freeway Sign Permit 2008-01 (ref. Exhibit B). The design was the same as the first but with a different cut-metal art piece to incorporate the western/equestrian theme.

Special Sign Permit 2012-01 is a request for approval of a new design for the second freeway sign as shown in the comparisons on Exhibit B. This new design proposal eliminates four tenant sign canisters and replaces them with one electronic display panel (260 square feet). Two canisters are still proposed, one each on the top and bottom, for the existing Bob's Big Boy restaurant and for the Marriott Fairfield Inn and Suites that is slated to begin construction in March. Each canister is 89.5 square feet. The total square footage of the new design is 440 square feet as opposed to the 363 square feet approved with the original design. The area of the cut-metal artwork is not included in the overall square-footage of the sign.

In addition to the greater sign area the width of the advertising panels is proposed to increase from 123 inches (10'1") to 179 inches (14'11"). The additional width is needed to make the electronic readerboard portion more functional for advertising and display.

ANALYSIS:

Freeway-Oriented Signs. The Chaparral Center has been approved for two freeway-oriented signs through the sign program. The change of the type of sign (electronic readerboard) and the size of the sign requires a new special sign permit. With the new sign code regulations recently approved by the City Council a special sign permit can be approved if certain identified findings can be made. Those findings can be made with this proposed sign:

1. The requested sign will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof;
2. The requested sign will not adversely affect land uses or property in the same proximity in which it is proposed to be located;
3. The location or configuration of the requested sign will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings;
4. The sign dimensions including height and area are in proportion to the site and the viewing needs;
5. The sign meets all sign standards as contained in Section 18.37.12;
 - The sign area of said sign shall not exceed 600 square feet. The sign shall be designed to accommodate no more than six tenant signs with a minimum of 100 square feet each;
 - Sign height shall be 20 to 35 feet from freeway or natural grade, with the final height determined by the Planning Commission based on the height needed for reasonable viewing by the traveling public on the freeway;
 - Design of the sign shall be approved by the Planning Commission and shall incorporate features that identify the center or facility and the City and reflect the equestrian nature of the City, or shall minimally include the Norco Horsetown USA logo as an alternative;
 - Freeway signs shall be designed so that the mass of sign area is parallel, as opposed to perpendicular, to the supporting pole(s) unless the sign is square or near square in shape. The sign's structure shall incorporate design features of any related primary buildings and/or design elements that reflect a project theme (western, equestrian, etc.);
 - Freeway-oriented signs shall be limited to business identification only. The readerboard will allow for changeable copy that may at times not specifically be limited to business identification, however, a readerboard can be incorporated into the allowed sign area of an already allowed sign: *a freestanding readerboard (nonelectronic or electronic) shall be allowed, with a*

maximum sign area of 20 square feet and must be installed within the height limitation of a freestanding sign. Readerboard sign area must be incorporated into the allowed sign area and design of a freestanding sign. Larger readerboards may be permitted by the Planning Commission with the approval of a special sign permit.

6. The sign is consistent with other signs on the site and/or the adopted sign program for the site.

The existing and approved freeway-oriented signs are both 60 feet tall. The table below shows a comparison with other existing freeway signs in the City. Since the proposed redesign is the same height as the approved sign a new flagging was not required.

BUSINESS	LOCATION	# OF PYLONS	ABOVE GRADE	ABOVE FREEWAY
Chaparral Center	w. side freeway	(2)	60 ft., (60 ft.)	102 ft., (102 ft.)
Arco	w. side Hamner	1	94 ft.	120 ft.
McDonald's/Chevron	e. side freeway	1	90 ft.	102 ft.
Wahoo's/Arby's	w. side freeway	1	90 ft.	110 ft.
Union 76/Chicks	w. side freeway	2	60 ft., 90 ft.	57 ft., 87 ft.
Shell (Hidden Valley)	w. side freeway	1	90 ft.	90 ft.
Polly's Pies	w. side freeway	1	65 ft.	54 ft.

Through the approved sign program the center has been approved for two matching freeway-oriented signs with 365 square feet. The new design for the second sign is larger to incorporate an electronic readerboard but as stated this can be approved by the Planning Commission through a special sign permit and it is still within the allowed 600 square feet.

The larger width of the advertising panels on the new sign is off-set with cut metal artwork that is also wider than the existing sign, and provides a similar balance between artwork and advertising panels that exists on that sign. Both signs incorporate the City's western theme in the form of flat-cut metal equestrian silhouettes. The sign project has been conditioned so that through an agreement a determined minimum amount of signage time on the electronic readerboard is provided to the City for advertising community events and interests. The agreement may also include a percentage of revenues from the electronic readerboard to the City.

Attachments: Resolution 2013-01
 Exhibit "A" – Site Plan
 Exhibit "B" – Comparison of Approved and Proposed Signs

RESOLUTION NO. 2013-01

A RESOLUTION OF THE CITY OF NORCO PLANNING COMMISSION APPROVING A RE-DESIGN INCLUDING AN ELECTRONIC READER-BOARD OF AN APPROVED FREEWAY-ORIENTED SIGN ON PROPERTY LOCATED ON THE EAST SIDE OF HAMNER AVENUE ON THE WEST SIDE OF THE I-15 FREEWAY, NORTH OF FIFTH STREET. SPECIAL SIGN PERMIT 2012-01 (FREEWAY SIGN).

WHEREAS, CHAPARRAL PARTNERS submitted an application to the Planning Commission of the aforesaid City, pursuant to the provisions of Section 18.37.10(5)(6) of the Norco Municipal Code, for approval of Special Sign Permit 2013-01 to replace a sign approved with Freeway Sign Permit 2008-01 that allows a free-standing, freeway-oriented sign structure to be located on property on the east side of Hamner Avenue north of Fifth Street.

WHEREAS, at the time set, at 7 p.m. on January 9, 2013, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested freeway-oriented sign will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof since surrounding land uses are commercial.

B. The requested sign will not adversely affect land uses or property in the same proximity in which it is proposed to be located since the sign is an integral part of an existing shopping center.

C. The location or configuration of the requested sign will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings. The proposed location is between two buildings (one existing, one approved) and adjacent to the freeway right-of-way so no other signs are effected.

D. The sign dimensions including height and area are in proportion to the site, the originally-approved sign, and the viewing needs of the public.

E. The sign meets all sign design standards as contained in Section 18.37.12 and is consistent with the adopted Chaparral Center Sign Program.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled January 9, 2013 that after due consideration of the evidence and testimony presented at the public meeting, does hereby grant approval of Special Sign Permit 2013-01, subject to compliance with all applicable provisions of the Norco Municipal Code and the following conditions:

1. Approval of Special Sign Permit 2013-01 replaces the sign approved with Freeway Sign Permit 2008-01, including Resolution 2009-02, in its entirety.
2. Approval is based on Exhibits "A" and "B," dated 1-03-13, and incorporated herein by reference and on file with the Planning Division. Development must occur as shown unless otherwise noted in these conditions. The materials and colors of the sign structure shall be the same as the existing freeway-oriented sign already constructed.
3. 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.
4. All details of the sign plan, including but not limited to: dimensions, area, copy, colors, materials, location, and lighting shall be subject to review and approval by the Planning Division prior to issuance of building permits for said sign.
5. The electronic readerboard shall be maintained at all times such that illumination is not greater than .3 footcandle over ambient conditions, as measured by a footcandle meter at a five-foot height facing the sign from the nearest public right-of-way (including Caltrans right-of-way).
6. Prior to issuance of a building permit the developer/operator of the sign shall enter into a written agreement with the City to provide a determined minimum amount of signage time on the electronic readerboard to the City for advertising community events and interests, and may include a determined percentage of electronic readerboard revenue to the City. Said signage time can be waived by the City to the benefit of the owner in the event there are no community events or interests to advertise during certain time periods.

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

8. In the event conditions for approval by the Planning Commission, or the City Council (as the case may be) require the revision of plans as submitted, the applicant must 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.

9. The developer must pay all applicable City of Norco development fees prior to issuance of any permits.

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

11. This freeway-oriented pylon sign, combined with the existing pylon sign, shall be considered the total amount of freeway-oriented pylon signs for the entire Chaparral Center defined as the entirety of property bounded by Hamner Avenue and the freeway, and Sixth Street and Fifth Street, regardless of any existing or future land divisions, lot mergers, and/or new construction, unless the Chaparral Center Sign Program is otherwise approved or modified by the Planning Commission.

12. Said approval will 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. However, the Planning Manager 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 Municipal Code and the plan as approved meets all present development standards.

13. No modifications to the sign structure, or sign canisters, shall be made, including the placement of telecommunication antenna or equipment, unless a modification to the sign permit(s) has first been approved by the Planning Commission.

14. Both pylon sign structures, including the sign canisters and the electronic read-board, shall be maintained in working and aesthetically pleasing conditions.

15. Prior to the issuance of a building permit, the developer shall prepare an update to the approved Sign Program, for approval by the Planning Division, reflecting all changes that have been approved since adoption of the original Sign Program.

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held January 9, 2013.

Robert Wright, Chairman
Planning Commission
City of Norco, California

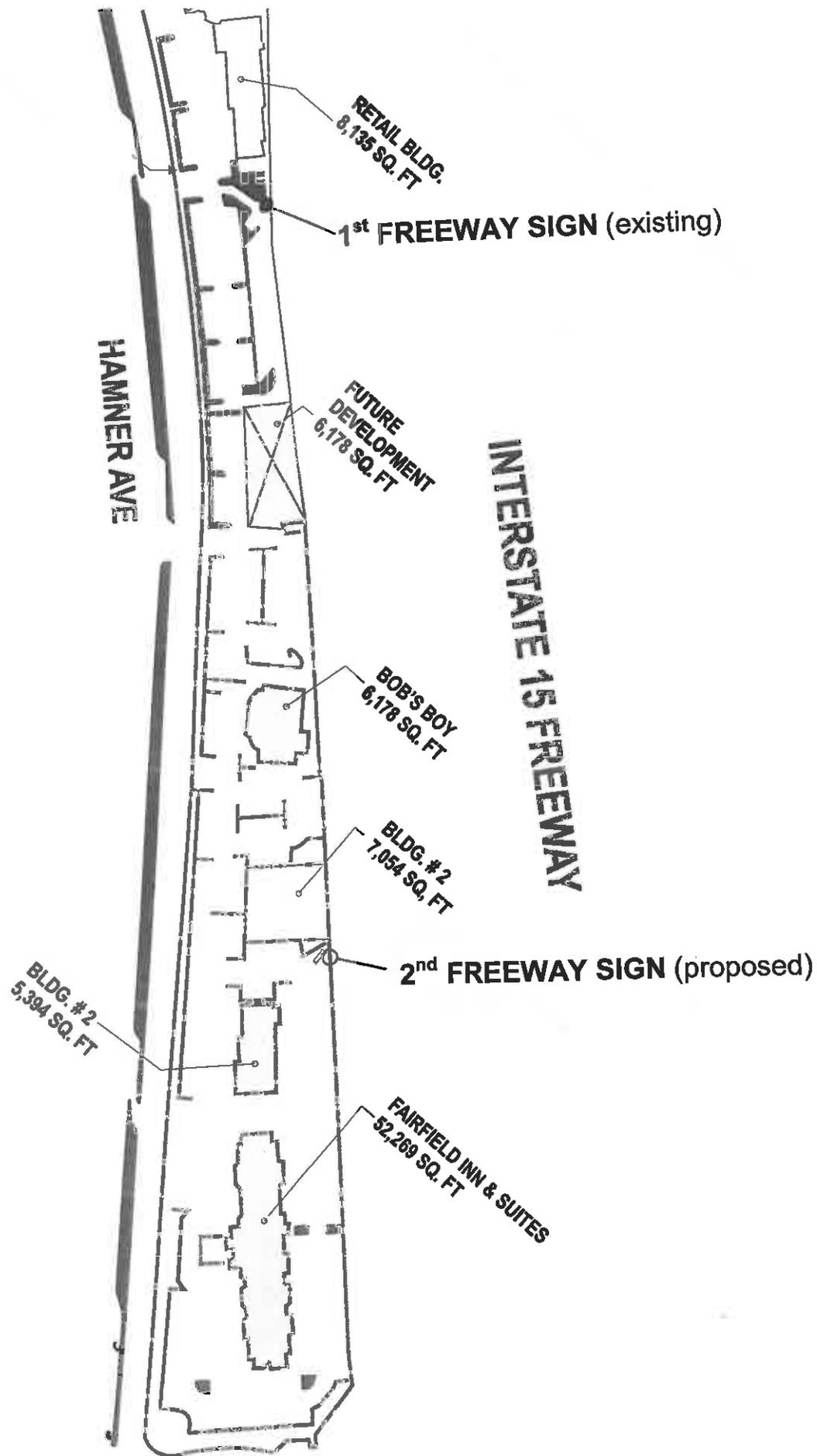
ATTEST:

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 January 9, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

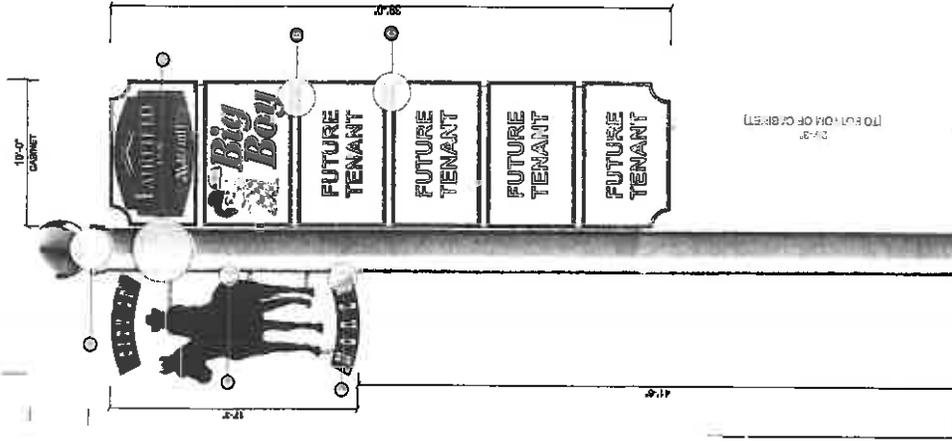


FIFTH ST.

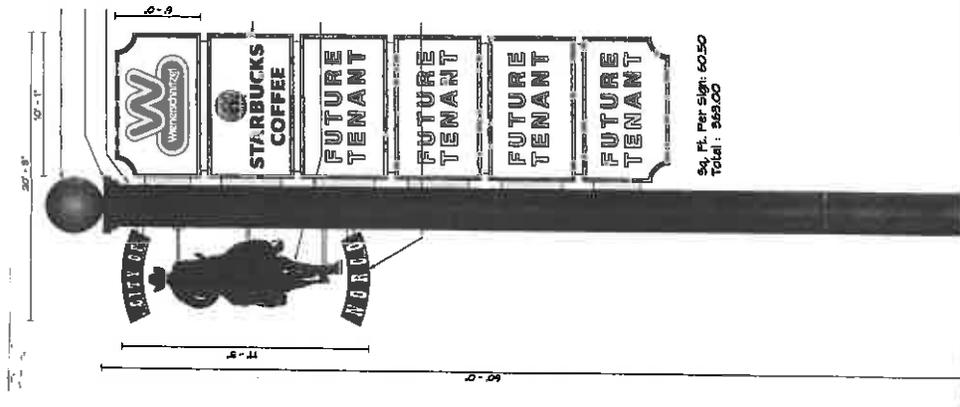
EXHIBIT 'A'

CHAPARRAL CENTER FREEWAY SIGN COMPARISON

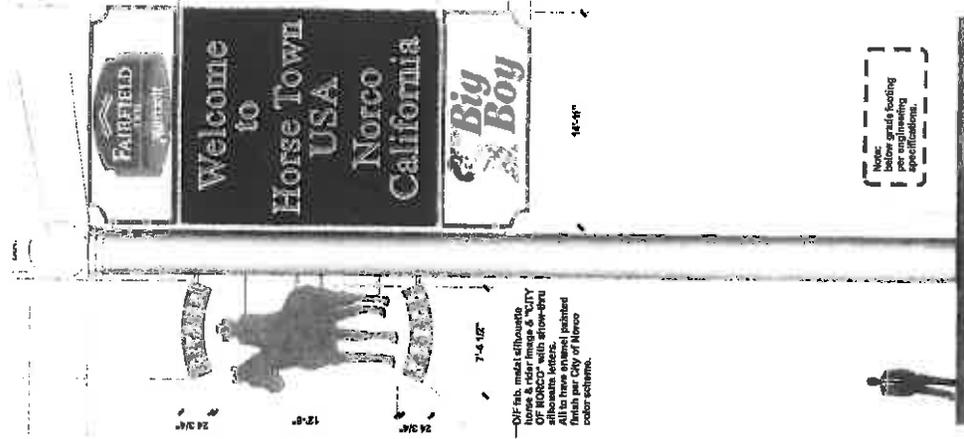
APPROVED 2nd SIGN

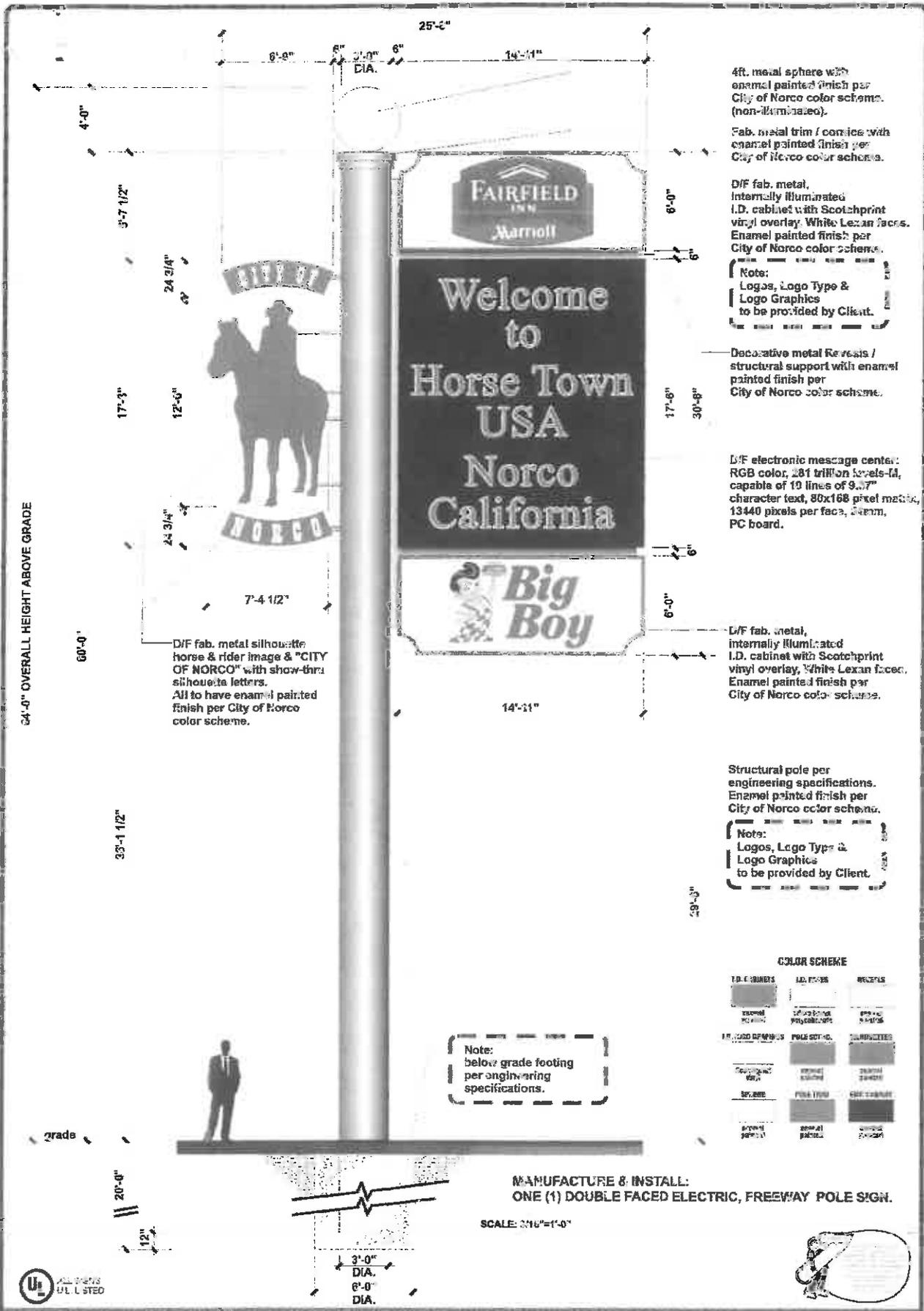


EXISTING 1st SIGN



PROPOSED 2nd SIGN





4ft. metal sphere with enamel painted finish per City of Norco color scheme. (non-illuminated).

Fab. metal trim / cornice with enamel painted finish per City of Norco color scheme.

D/F fab. metal, internally illuminated I.D. cabinet with Scotchprint vinyl overlay, White Lexan faces. Enamel painted finish per City of Norco color scheme.

Note:
Logos, Logo Type & Logo Graphics to be provided by Client.

Decorative metal Ke-vents / structural support with enamel painted finish per City of Norco color scheme.

D/F electronic message center: RGB color, 281 trillion levels-M, capable of 19 lines of 9.57" character text, 80x168 pixel matrix, 13440 pixels per face, 24mm, PC board.

D/F fab. metal, internally illuminated I.D. cabinet with Scotchprint vinyl overlay, White Lexan faces. Enamel painted finish per City of Norco color scheme.

Structural pole per engineering specifications. Enamel painted finish per City of Norco color scheme.

Note:
Logos, Logo Type & Logo Graphics to be provided by Client.

Note:
below grade footing per engineering specifications.

COLOR SCHEME

TABLE NUMBER	LEG. SYMBOL	RECEIPTS
1	[Color swatch]	GENERAL PAINTS
2	[Color swatch]	GENERAL PAINTS
3	[Color swatch]	GENERAL PAINTS
4	[Color swatch]	GENERAL PAINTS
5	[Color swatch]	GENERAL PAINTS
6	[Color swatch]	GENERAL PAINTS
7	[Color swatch]	GENERAL PAINTS
8	[Color swatch]	GENERAL PAINTS
9	[Color swatch]	GENERAL PAINTS
10	[Color swatch]	GENERAL PAINTS

MANUFACTURE & INSTALL:
ONE (1) DOUBLE FACED ELECTRIC, FREEWAY POLE SIGN.

SCALE: 1/8"=1'-0"



DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. SCALES, DIMENSIONS MAY VARY. SEAMS IN MATERIALS ARE NOT ILLUSTRATED. COLORS MAY VARY FROM ACTUAL PRODUCT.

PROJECT OF: **Quartz Windows**

10700 E. 10th Street, Suite 100, Denver, CO 80231
 Tel: 303.755.1234 • Fax: 303.755.1234

DATE: 11/11/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 1102-2012
 SHEET NO: 01720
 CLIENT: [Name]
 ADDRESS: [Address]

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED TO ADD MESSAGE CENTER	11-08-12
2	REVISED TO ADD MESSAGE CENTER	11-14-12
3	REVISED TO ADD MESSAGE CENTER	11-17-12
4	REVISED TO ADD MESSAGE CENTER	11-17-12
5	REVISED TO ADD MESSAGE CENTER	11-17-12

