



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 12, 2013

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 Regular Meeting on May 8, 2013
 - ❖ Minutes of Special Meeting on May 21, 2012**Recommended Action: Approval** (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
 - A. **Conditional Use Permit 2013-04 (Knopf):** A request for approval to allow an ambulance service office and staging area, a used RV sales and rentals dealership and other vehicle sales at 2000 Hamner Avenue in the Norco Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)
 - B. **Zone Code Amendment 2013-03 (City of Norco):** A city-initiated proposal to amend Title 18 "Zoning" of the Norco Municipal code, Chapter 18.02 – "Definitions", Section 18.31.08 - "Yard Requirements – Walls, Fences and Structures in Setback Areas" and Section 18.38.22 - "On-site Location of Parking Facilities", to address/revise the definitions of vehicles and trailers, and to address vehicle and trailer parking in residential zones. **Recommended Action: Approval** (Senior Planner)

5. BUSINESS ITEMS:

- A. Site Plan 2013-10 (Sanders): A request for approval to allow an accessory building consisting of a 553 square-foot detached workshop at 318 Silver Springs Lane located within the Norco Hills Specific Plan (NHSP, Amendment No.1)
Recommended Action: Approval (Senior Planner)

6. CITY COUNCIL MINUTES: Available on the City of Norco website:
http://www.norco.ca.us/depts/city_council/minutes.asp

- City Council Special Meeting Minutes of May 1, 2013
- City Council Meeting Minutes of May 1, 2013
- City Council Special Meeting Minutes of May 6, 2013
- City Council Special Meeting Minutes of May 15, 2013
- City Council Meeting Minutes of May 15, 2013

7. PLANNING COMMISSION:

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

8. 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)

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MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
MAY 8, 2013

CALL TO ORDER: **7:02 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: **Chair Wright**

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

2. PUBLIC COMMENTS: **NONE**

3. APPROVAL OF MINUTES:
❖ Minutes of April 24, 2013

Recommended Action: Approval (Deputy City Clerk)

M/S Hedges/Leonard to approve the minutes of Planning Commission regular meeting of April 24, 2013, with minor typographical corrections.

AYES: Henderson, Hedges, Leonard

Motion Passed

ABSTAIN: Wright

ABSENT: Jaffarian

4. PUBLIC HEARINGS:

- A. Conditional Use Permit 2013-03 (Calvary Ambulance): A request for approval of an ambulance transport service and a used RV dealership to locate at 2000 Hamner Avenue in the Norco Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He gave a brief history of the property, the original car dealership, and changes that have occurred since. He noted that a condition with a time limit of five years has been added, as the City would like to maintain the option for a new car dealership to return at this location. Staff recommends approval.

In response to Vice Chair Henderson, Planning Director King stated that the current CUP will expire in October 2013, and if this CUP is approved it will supersede it.

In response to Commission Member Hedges, this type of business will not produce any tax income for the City.

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

David Saunders, Representative for Cavalry Ambulance: Mr. Saunders noted that Cavalry Ambulance would be an on-site owner overlooking the property, and although there are no direct financial benefits to the City there will be 45 full time employees that will frequent local businesses. He asked for the Commission's support. He noted concerns with the five-year condition.

Ben Louk: Mr. Louk, owner of the property to the North, stated his concerns with the current tenant at this property, noting they are not complying with the approved 2012 CUP.

Karen Leonard: Ms. Leonard noted her concerns regarding the current tenant and the upkeep of this property. She stated that a five-year condition is too long, and questioned if employees would be sleeping at the property since it is a 24/7 service.

David Saunders: Mr. Saunders responded to the concerns brought up from previous speakers. He stated that the property will be cleaned up, that the ambulance transportation service will be operated from the rear of the property, and the RV Sales and Rental will be allowed to remain at the front through the end of their lease.

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

Vice Chair Henderson stated his concern that this operation is a non-revenue generating service, adding that there may be harm to the location in putting a passive-use business at this location.

Commission Member Hedges agreed with Vice Chair Henderson, and noted that this could be a good fit elsewhere in Norco. She stated that she would prefer to leave the space open for a revenue-generating business.

Commission Member Leonard concurred, adding that he would like the current tenant, the RV sales business, come into compliance with the CUP and asked staff to continue to follow up with that business.

Chair Wright agreed with the statements above, stating that he would consider a one-year clause, instead of five years, to see how they would operate, then reconsider a longer term.

Vice Chair Henderson stated that the purpose for the Auto Mall Specific Plan is to generate revenue, adding that the recent changes were to make it more usable with a goal of generating more taxes. He agrees that Hamner Avenue is not the best location for this type of business.

M/S Henderson/Hedges to deny Conditional Use Permit 2013-03, without prejudice, to allow a used R.V. Dealer and an ambulance service provider to operate at 2000 Hamner Avenue in the Auto Mall Specific Plan.

AYES: Wright, Henderson, Hedges, Leonard

Motion Passed

ABSENT: Jaffarian

- B. Conditional Use Permit 2013-02 (Crossfit Pandemic): A request for approval to allow an indoor gymnasium (for Cross Fit Training) with a retail component and café to locate at 1950 Fifth Street in the M-1 (Heavy Commercial/Light Manufacturing) Zone. **Recommended Action: Approval** (*Senior Planner*)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval.

In response to Commission Member Hedges, Senior Planner Robles stated that a business license had not been issued without a CUP approval. Member Hedges shared that she had visited the location and noticed its door was open; she spoke to a staff member at the location and was told that they have five instructors, and is in its second month of operation.

In response to Chair Wright, staff stated that it is unsure if the parking would become an issue if five classes are run at the same time, as the application had not noted numerous classes at once.

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

Greg Newton: Mr. Newton stated that the Commission and staff must follow through with the current violations.

Karen Leonard: Ms. Leonard is very concerned with the information shared, adding that staff should follow through with penalties.

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

Commission Member Hedges stated that she was ready to approve this project until this violation was found.

Planning Director King explained that staff generally will go out to the sites to verify information provided on the application.

Commission Member Leonard stated he is unable to approve the CUP due to the obvious violations. He asked staff to follow up with all departments that should be involved with the permit process, including the Fire Department, Building Department, etc.; and shut them down until all fines are paid.

In response to Vice Chair Henderson, Commission Member Hedges provided an overview of what she had witnessed inside the business on her visit, noting it appeared to be approximately 80% done.

In response to fees, Planning Director King stated that the Building Department will charge double fees due to the construction began without permits, as well as an additional penalty fee for a business license, which was not applied for.

Vice Chair Henderson asked that a reciprocal agreement be required and provided, the addition of a condition for a maximum occupancy, including its staff, and limit to two classes at a time.

In response to the Commission, Senior Planner Robles explained that the Building Department approached her to review their plans, which she denied advising them that a CUP was needed.

Chair Wright agreed with the consensus, and asked that the occupancy limit is clear.

M/S Henderson/Hedges to continue item for Commission discussion, a stop-work be issued until all permits are applied for and paid in full, including penalties, and a reciprocal parking agreement is presented.

AYES: Wright, Henderson, Hedges, Leonard
ABSENT: Jaffarian

Motion Passed

5. BUSINESS ITEMS: **NONE**

6. CITY COUNCIL MINUTES: Available on the City of Norco website:
http://www.norco.ca.us/depts/city_council/minutes.asp

➤ City Council Meeting Minutes of April 17, 2013

7. PLANNING COMMISSION: **NONE**

a. Oral Reports from Various Committees

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

8. ADJOURNMENT: Chair Wright adjourned the meeting at **8:05 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY HALL – CONFERENCE ROOMS A & B
2870 CLARK AVENUE
SPECIAL MEETING
MAY 21, 2013

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 Senior Planner Robles

PLEDGE OF ALLEGIANCE: Commission Member Leonard

1. **PUBLIC COMMENTS: NONE**

2. **BUSINESS ITEMS:**

- A. **Conditional Use Permit 2013-02 (Crossfit Pandemic):** A request for approval to allow an indoor gymnasium (for Cross Fit Training) with a retail component and café to locate at 1950 Fifth Street in the M-1 (Heavy Commercial/Light Manufacturing) Zone. **Recommended Action: Approval** (*Planning Director*)

Planning Director King presented the staff report on file in the Planning Department. He noted that this project was reviewed by the Planning Commission on May 8, 2013. The public hearing was closed and the project was continued due to concerns over the business already being opened. No further input from the applicant or anyone from the audience would be allowed at this meeting. He also noted that the conditions of approval were amended based on the input and concerns stated from the Planning Commission on May 8, 2013 and that the Café portion of the business would not be allowed with this approval.

In response to Commission Member Hedges, Planning Director King explained the process of getting a CUP before the building permits and business license procedures.

Commission Member Leonard expressed concern on the safety of the childcare area, and disagreed with the two-year time frame noted in Condition 15 and wanted fines added to the CUP.

Commission Member Jaffarian indicated that they should be allowed to get a business license. He noted concern over traffic at Fifth Street, recommending that a left-turn lane possibly be reviewed. He also indicated that on-site outdoor activities should not be allowed as a condition of approval.

Vice Chair Henderson suggested that the last sentence in Condition 3 indicate “under the authority of this conditional use permit”. He questioned the Certificate of Occupancy procedure and indicated that the applicant could be issued a Temporary Certificate of Occupancy, and apply for a business license and building permits.

Chair Wright questioned the two-year time frame noted in Condition 15, noting that it should be changed. Commission Member Hedges recommended 90 days.

M/S Jaffarian/_____ to adopt Resolution 2013-16, to approve Conditional Use Permit 2013-02, to allow an indoor gymnasium (for Cross Fit Training) with a retail component located at 1950 Fifth Street, as amended: to amend Condition 3 to indicate “under the authority of this conditional use permit”, to amend Condition 15 to allow 90 days to obtain all building permits, and to add a condition prohibiting outdoor activities.

AYES: Wright, Henderson, Hedges, Jaffarian
NOES: Leonard

Motion Passed

3. **ADJOURNMENT:** Chair Wright adjourned the meeting at **8:00 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

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CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: June 12, 2013

SUBJECT: Conditional Use Permit 2013-04 (Kent Knopf): A request for approval of a conditional use permit to allow an ambulance service office and staging area, a used RV sales and rentals dealership, and other vehicle sales, to operate in existing buildings of a former Mazda dealership that is no longer in business at 2000 Hamner Avenue in the Auto Mall Specific Plan (APN 126-120-015).

RECOMMENDATION: That the Planning Commission adopts Resolution 2013-18, approving Conditional Use Permit 2013-04 for a period not to exceed one year with the potential for extension if approved by the Planning Commission, on 2.33 acres on the southwest corner of Hamner Avenue and Four Wheel Drive.

SUMMARY/PROJECT DESCRIPTION: This is the same applicant that filed a request for approval of Conditional Use Permit 2013-03 that was considered by the Planning Commission on May 8, 2013 and was denied without prejudice. A denial without prejudice means that the applicant is free to re-apply on the same project before the expiration of one year which is what the Norco Municipal Code requires for a denied project.

The request is for approval to allow accessory auto-related uses (a used RV rentals and sales business, the business office and staging area for an ambulance service business, and other vehicle sales) to operate in the existing buildings of a former Mazda dealership (ref. Exhibit "A" – Location; Exhibit "B" – Site Map). Auto (RV) rentals and used auto sales are uses only allowed either as accessory uses to a new vehicle dealership or by approval of a conditional use permit (CUP) if there is not a new vehicle dealership. The proposed ambulance service company is allowed by CUP based on the underlying C-G zone. The used RV rentals and sales dealer is already in business at the site having been approved to be there for one year with CUP 2012-12 which expires in October 2013. "Other vehicle sales" has been included as another potential use that the site can be used for if the CUP is approved.

BACKGROUND: The Mazda dealership went out of business in 2009. In 2010 the property was sold to a company interested in locating a new electric vehicle dealership at the site.

At the same time the owner of an existing used car dealership in the City was working in concert with the previous owner and the new owner to relocate the used car dealership to this site. The City worked out an agreement with the parties involved that a conditional use permit (CUP) for accessory uses would not be required provided a new car dealership would be located there. The used car dealership was allowed to re-locate based on that agreement which included performance standards that needed to be met in order to allow the agreement to stay valid (ref. Exhibit "C" – "Timeline for Evolution Auto").

Most of the performance standards in the agreement were never met including proof that a new electric vehicle retail dealership was operating there (ref. Exhibit "D" – "Timeline for Evolution Auto – Status"). In spite of this, other "accessory uses" continued to locate at the site. In October 2012 the Planning Commission approved Conditional Use Permit 2012-12 that allowed the then-existing ancillary uses to continue to operate at the site without a new vehicle dealership, but only for one-year. At the end of one year the ancillary uses would no longer be allowed without the new car dealership there, or unless the temporary CUP was extended upon approval by the Planning Commission. The project being considered with this request is a new CUP application. If approved the new CUP would replace CUP 2012-12.

ANALYSIS: The Auto Mall Specific Plan was approved with a tiered classification of three land use categories based on the suitability of a site to accommodate a new car dealership (ref. Exhibit "A" – Auto Mall Specific Plan Land Use Map). Sites identified as Area "A" were the sites deemed most suitable for the establishment of new car dealerships. Area "B" sites were deemed as appropriate for support service businesses to the new car dealers. In Area B, those auto-related uses only allowed as accessory uses in Area A could be permitted as stand-alone businesses. Area "C" sites consisted of existing development and were deemed as locations for Auto Mall business support services but not limited to auto-related uses. Area "D" was created in 2012 through a specific plan amendment that added more retail uses as permitted uses for properties in the north side of the Auto Mall Specific Plan near Third Street. The amendment that created Area "D" did not affect the property being considered with this application.

The existing one-year CUP was based on an agreement with the different parties involved with this site at that time. One of the parameters in the agreement was to allow these uses to operate so that the owner could build a base of working capital toward the goal of "obtaining a new car franchise" in the future. It seems clear, however, that the intent of the Specific Plan was that accessory services would be allowed in combination with, and as a part of, a new car dealership for the customers of that business or as "an integral part of the operation." It was not the intent for Area A sites to become small mini-malls of disparate ancillary auto-related uses.

The existing agreement included a "Timeline Performance Standards" to bring the site up to an acceptably-maintained state. Since the agreement, however, it has been an on-going effort on the City's part to have the site maintained for the ultimate intended use as a new

car dealership site and to maintain the appearance of the site so as not to detract from ambience of the Auto Mall itself (ref. Exhibit "E" – Letters to Owner and/or Potential Tenants). The used car dealership and all of the ancillary businesses have vacated the site with the exception of the RV rentals and sales dealer that is still there. The applicant's intent is to keep the used RV rental and sales business at the site and locate the business office of the ambulance operation as well as the staging area for the ambulances themselves. The ambulance service is a non-emergency operation and typically only transfers patients between facilities. There will always be someone at the ambulance service business but the drivers will work in 10-hour shifts. No one will be living or sleeping at the facility.

The applicant stated in the application that he would be an on-site manager at the office of the ambulance business every day. The ambulance business would be located at the back of the site away from Hamner Avenue. The existing front and south show rooms would be leased out for auto sales, new and used RV rentals and sales, and/or other vehicle sales. The applicant has stated their intent is to clean up the site and maintain it. This would include repairs to the structure to keep it from deteriorating with the goal of attracting a new car dealership (ref. Exhibit "F" – Application Justification for Approval).

When the existing one-year CUP was approved staff was concerned that the existing situation at that time did not present itself well to the attraction of a new car dealership. The concern was that a continuation of what had been the trend in a lack of on-going site maintenance would detract from the functionality of the rest of the Auto Mall. The Planning Commission agreed and adopted the resolution with the one-year time limit.

This new application for a CUP has also been conditioned for one year but with the provision that the time-frame can be extended with application to, and approval at the discretion of the Planning Commission. The CUP time-frame will allow the owner/applicant to demonstrate commitment to maintaining the site for the possibility of a new car dealership in the future. Without any action on this new application the existing one-year CUP will expire in October of this year.

Attachment: Resolution 2013-18

Exhibit "A" – Location Map; Auto Mall Specific Plan Land Use Map

Exhibit "B" – Site Map

Exhibit "C" – Timeline for Evolution Auto

Exhibit "D" – Timeline for Evolution Auto – Status

Exhibit "E" – Letters to Owner and/or Potential Tenants (4 letters)

Exhibit "F" – Application Justification for Approval

RESOLUTION 2013-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT THAT WILL EXPIRE IN ONE YEAR (WITHOUT EXTENSION) TO ALLOW A USED R.V. RENTAL AND SALES DEALER, AN AMBULANCE SERVICE PROVIDER, AND OTHER AUTOMOBILE VEHICLE SALES TO OPERATE IN EXISTING BUILDINGS OF A FORMER NEW CAR DEALERSHIP THAT IS NO LONGER PRESENT ON 2.33 ACRES LOCATED ON THE SOUTHWEST CORNER OF HAMNER AVENUE AND AUTO MALL DRIVE (2000 HAMNER AVENUE) IN THE AUTO MALL SPECIFIC PLAN. CONDITIONAL USE PERMIT 2013-04.

WHEREAS, KENT KNOFF, initiated an application for a conditional use permit on property generally described as:

All that portion of Lot(s) 3 and 4 in Block 7 of Riverside Orange Heights Tract, as shown by map on file in Book 6 Page(s) 74, of Maps, Records of Riverside County, California;

More generally described as approximately 2.33 acres located on the southwest corner of Hamner Avenue and Four Wheel Drive (APN's 126-120-015, -016); and

WHEREAS, on May 8, 2013 the Planning Commission denied Conditional Use Permit 2013-03 without prejudice, a request for the same approval, with minor changes, as Conditional Use Permit 2013-04; and

WHEREAS, said application for Conditional Use Permit 2013-04 has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on June 12, 2013, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, 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 project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

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

I. FINDINGS:

- A. The proposed accessory uses can be allowed without a new vehicle dealership as the primary use at the site through approval of a conditional use permit.
- B. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan and Official Zoning Map have both designated the site as Specific Plan. The nature of the proposed land use is conditionally permitted subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses, and will therefore not have any significant effects.
- C. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining land uses are either fully developed or zoned for compatible uses. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- D. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- E. 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.
- F. The proposed uses if established permanently without the presence of a new car dealership may not be consistent with the long-term goals, objectives, and purpose of the specific plan for this site as established in the Auto Mall Specific Plan. The one-year time-limit, with a provision for possible extension upon approval by the Planning Commission, on the Conditional Use Permit should not be detrimental to the City or to full implementation of the intended uses of the Auto Mall.
- G. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the

California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on June 12, 2013 that the aforesaid application for a conditional use permit is granted, subject to conditions, as provided for in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. This Resolution (2013-18) repeals Planning Commission Resolution 2012-12. Conditional Use Permit 2013-04, upon its affective date, repeals Conditional Use Permit 2012-12 and is valid and legal for a period not to exceed one year from the effective date of this approval, with provision that the Planning Commission at its discretion may approve an extension upon application and payment of application fees by the applicant.
2. Approval is based on Exhibit "B" – Site Map incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
3. The uses approved with this one-year conditional use permit are limited to a used R.V. rentals and sales business, an ambulance service provider for offices and the staging of ambulance vehicles, and other automobile vehicle sales. The Planning Commission may approve the addition of other businesses, not included in this list, for location at this site only after submittal of an application, including payment of an application fee, for an amendment to the CUP. The location of any other business entity is not allowed without prior approval of an amendment to the CUP.
4. 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.
5. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions including the Auto Mall Specific Plan. 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.
6. 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 con-

ditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.

7. No building permits shall be issued for any tenant improvements without prior approval of a floor plan by the Planning Division to ensure that buildings are not altered in any way that would preclude future use for the primary intended use of the site which is a new car dealership.

8. The applicant shall obtain permits for any tenant improvements to the interior of the units that will be used. Tenant improvements shall comply with building and safety requirements and shall only be for those uses approved with this conditional use permit. No tenant improvements for additional uses shall be allowed for any other accessory uses until those uses have been approved by the Planning Commission through a modification of this CUP.

9. This is not an approval to begin work or to occupy the subject buildings. No work shall be commenced nor shall the units shall be occupied until the City has issued building permits and all other appropriate permits and licenses (i.e., business license, certificate of occupancy, etc.).

10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.

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.

The addition of more accessory uses, other than the approved specific uses listed in Condition #3, is considered an expansion of use and shall not occur without prior approval from the Planning Commission.

11. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

12. Regardless of temporary advertising signage that may be allowed pursuant to the Auto Mall Dealers Association agreements, no temporary advertising signs shall be erected without prior approval of a Special Events Sign Permit from the Planning Division.

13. All signs for which a sign permit or a special event sign permit has not been approved, or has been approved but has expired, shall be removed immediately upon approval of this CUP.

14. No service or work on vehicles shall be permitted for any vehicles with the exception of minor engine service and work on vehicles associated with the used RV rental and sales dealership, the ambulance service company, and other automobile vehicle sales. No repair or service of these vehicles shall occur between the existing buildings and Hamner Avenue and between the existing buildings and Auto Mall Drive. Furthermore, no outdoor storage of any vehicles being serviced is permitted. However, a vehicle being serviced may be parked/stored outdoors overnight in the vehicle service/service parking interior courtyard as shown on the approved site plan, but in no case longer than 48 hours.

15. Vehicles needing to be serviced shall not be parked in driveways or drive aisles. All driveways and drive aisles, including drive aisles to the interior courtyard must remain clear and unobstructed at all times.

16. Used R.V.'s for sale and rental R.V.'s shall only be stored/displayed in paved marked parking stalls in the southeastern portion of the lot within 160 feet of the southern property line. There shall be no storage or display of vehicles in landscaped areas.

17. Ambulances shall be stored in the interior courtyard.

18. A clarifier approved by the Director of Public Works shall be installed and connected to the City sewer system to treat existing floor drains not already connected, and any new floor drains located in the building prior to finalization of any needed Building Permits.

19. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:

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

b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation

nuisances, or which results in undesirable activities or creating an increased demand for public services.

20. The applicant shall comply with all requirements from Building and Safety, Planning and all other applicable departments and agencies.

21. All landscaping areas within parkways, along the frontage, and within interior parking areas along the frontages of both Hamner Avenue and Auto Mall Drive shall be re-established pursuant to approved landscaping plans on file with the Planning Division (Site Plan 88-2).

22. All landscaping areas shall be provided with a water-conserving automatic irrigation system. Within 30 days of approval of this CUP an underground irrigation plan shall be submitted to the Planning Division for approval including the refurbishment of any previous irrigation lines to be used. Such plans shall indicate the location and dimensions of all landscaped areas and irrigation lines. All irrigation facilities shall be refurbished or installed within 60 days of approval of this CUP, and shall be maintained in working conditions. All landscaping materials shall be planted within 60 days of approval of this CUP. Trees to be planted shall be minimum 24-inch planter boxes. Shrubs to be planted shall be minimum 5-gallon container plants.

23. It shall be the responsibility of the applicant and property owner to ensure that the use is operated in a clean and maintained condition that maintains the attractiveness of the Auto Mall for existing and future new car dealerships, including all landscaping areas. Failure to do so may be subject to a revocation of this conditional use permit.

24. Building addresses shall be visible from a public street. The primary building address shall be visible from Hamner Avenue.

25. "No Trespassing" after-hours signage shall be posted on the rear of all buildings.

26. Adequate lighting shall be maintained during business hours at night.

27. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of this CUP. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the

terms of the conditions of approval, whether they are annual inspections or compliance hearings.

Irrespective of the self-audit requirement, the City maintains the option to open an investigation of CUP compliance at any time.

28. The owner, manager, or any successor thereto assigned for management of the property in question shall participate fully in the Norco Auto Mall Dealership Association, including maintenance of the freeway sign.

29. The owners, managers, or any successors thereto assigned for management of any of the businesses specifically allowed by Condition #3 shall be full participating members of the Norco Auto Mall Dealership Association, as applicable, including maintenance of the freeway sign.

#

PASSED AND ADOPTED by the Planning Commission at a regular meeting held
June 12, 2013.

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 duly and regularly
passed and adopted by the Planning Commission of the City of Norco at a special
meeting thereof held on June 12, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

TIME LINE FOR EVOLUTION AUTO

1. Provide copies of signed franchise agreements from CT&T and Land King to City Manager.
2. After City has obtained signed franchise agreements, open facility with AM Motors.
3. Regardless of business legal name, the name to be used on business identification and business license is: "Evolution Auto" (not Evolution Auto Center).
4. Showing of existing CT&T showroom models already on-site to begin immediately with interest cards for when sale models become available.
5. Promotional curriculum for Land King to be made available immediately.
6. Temporary sign: "Evolution Auto" coming soon, CT&T Auto, Land King, AM Motors.
7. Replace face of existing monument sign with permanent signage:
Example:

EVOLUTION AUTO		
CT&T AUTO	LAND KING	AM MOTORS

8. Land King vehicles for sale on site within 45 days from issuance of business license.
9. CT&T vehicles for sale on site within 30 days of issuance of business license.
10. 60 days from issuance of business license for ancillary services consisting of known brand car rental or car service company to lease out back of facility with separate signage along Four Wheel Drive (not on the main Hamner sign).
11. 60 days to present a plan for City approval for periodic public auctions to increase traffic to the auto mall. The number of auctions shall be limited to the parameters established by Special Event Permits section of the Norco Municipal Code and will not exceed 15 calendar days per year.

FUTURE

1. Obtain enough working capital to obtain large new car franchise.

OPERATIONAL REQUIREMENTS

1. Evolution Auto will be a full participant in Auto Mall Association including maintenance of freeway sign.
2. Dealership to be maintained in a clean condition and have the appearance of a new car dealership.
3. Temporary event signage will be in accordance with Auto Mall temporary signage standards.

PROJECTIONS

- 25 used cars per month
- 10 to 20 CT&T NEV per month
- 10 to 40 Land King EV per month

TIME LINE FOR EVOLUTION AUTO STATUS

ITEM	TASK	STATUS		
1	Provide copies of signed franchise agreements from CT&T and Land King to City Manager.	Not complete.		
	A franchise agreement has only been submitted for Land King, not CT&T.	←		
2	After City has obtained signed franchise agreements, open facility with AM Motors.			
3	Regardless of business legal name, the name to be used on business identification and business license is: "Evolution Auto" (not Evolution Auto Center).	Not complete.		
4	Showing of existing CT&T showroom models already on-site to begin immediately with interest cards for when sale models become available.	Not complete.		
5	Promotional curriculum for Land King to be made available immediately.	Not complete.		
6	Temporary sign: "Evolution Auto" coming soon, CT&T Auto, Land King, AM Motors.	Not complete.		
7	Replace face of existing monument sign with permanent signage (example):	Not complete.		
	EVOLUTION AUTO			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">CT&T AUTO</td> <td style="width: 33%; text-align: center;">LAND KING</td> <td style="width: 33%; text-align: center;">A and M MOTORS</td> </tr> </table>		CT&T AUTO	LAND KING
CT&T AUTO	LAND KING	A and M MOTORS		
	Permanent signage has not been completed and a temporary event sign permit is only good for maximum of 60 days.			
8	Land King vehicles for sale on site within 45 days from issuance of business license.	Not complete.		
	Land King vehicles were supposed to be for sale on-site by November 21, 2010. City is not aware of any retail sales from either electric vehicle company.			
9	CT&T vehicles for sale on site within 30 days of issuance of business license.	Not complete.		
10	60 days from issuance of business license for ancillary services consisting of known brand car rental or car service company to lease out back of facility with separate signage along Four Wheel Drive (not on the main Hamner sign).	Complete.		
	This is supposed to be operated out of the back of the facility with signage along Four Wheel Drive. Vehicles periodically are displayed on Hamner.			
11	60 days to present a plan for City approval for periodic public auctions to increase traffic to the auto mall. The number of auctions shall be limited to the parameters established by Special Event Permits section of the Norco Municipal Code and will not exceed 15 calendar days per year.	N/A		
FUTURE				
1	Obtain enough working capital to obtain large new car franchise.	Not complete.		
OPERATIONAL REQUIREMENTS				
1	Evolution Auto will be a full participant in Auto Mall Association including maintenance of freeway sign.	?		
2	Dealership to be maintained in a clean condition and have the appearance of a new car dealership.	Not being done.		
3	Temporary event signage will be in accordance with Auto Mall temporary signage standards.	Not being done.		
	The site has had ongoing issues with illegal temporary signs and overhead streamers being put up without necessary approvals.			

/sk-81959

EXHIBIT "D"



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • FAX (951) 270-5622

December 14, 2010

A and M Motors, LLC
2000 Hamner Avenue
Norco, CA 92860

Re: Evolution Auto: Timeline for Project Development; and, A and M Motors

This is to reiterate the agreements that allowed your business (A and M Motors) to re-locate to a new car dealership site (2000 Hamner Avenue) in the Norco Auto Mall. The zoning for this site is established by the Auto Mall Specific Plan and the only permitted use on this site is a new car dealership. Other allowed uses can only occur as accessory uses to a new car dealership. Uses otherwise permitted in the underlying zone (Commercial General) or CG zone can only be permitted apart from a new car dealer upon approval of a conditional use permit (CUP). Used car dealerships as a sole business can only be in the Auto Mall after approval of the CUP.

Per our conversations the business development plan for this site included two electric vehicle new car dealerships (CT&T Auto and Land King) along with a used car dealership (A and M Motors) that was to relocate from another location. All would operate under the general umbrella business name of Evolution Auto. The agreement allowed the used car dealership to relocate immediately because the new car dealership franchises were not ready to begin. The City agreed only upon submittal, and the City's agreement to, the timeline as to when the new car dealerships would be in place. Without that the used car dealership could not have relocated without a CUP. In addition to the car dealerships an automobile rental business would be part of "Evolution Auto" but it would be run out of the back of the facility (including any signage) and not on Hamner Avenue.

The timeline referred to in this letter included a list of tasks that would be completed along with operational requirements to insure compatibility with the new car dealership sites of the Auto Mall. Staff is concerned that some of the required tasks have not been completed and that the operation is not consistent with the operational requirements outlined in the timeline. Staff's primary concern is the maintenance and appearance of the Auto Mall as a new car destination point.

A copy of the timeline with completion status is attached. Please address these issues with me at your earliest opportunity. The City wants your business to be successful along with maintaining the attraction of the Norco Auto Mall as a destination point for new car purchases. If you have any questions or comments, please contact me at (951) 270-5662.

Sincerely,

Steve King
Planning Director

/sk-77306

Attachment: Timeline Agreement with Completion Status
cc: Beth Groves, City Manager

EXHIBIT "E"

CITY COUNCIL

BERWIN HANNA
Mayor

KEVIN BASH
Mayor Pro Tem

KATHY AZEVEDO
Council Member

HARVEY SULLIVAN
Council Member

TIME LINE FOR EVOLUTION AUTO

ITEM	TASK	STATUS		
1	Provide copies of signed franchise agreements from CT&T and Land King to City Manager.	Not complete.		
	A franchise agreement has only been submitted for Land King, not CT&T.	←		
2	After City has obtained signed franchise agreements, open facility with AM Motors.			
3	Regardless of business legal name, the name to be used on business identification and business license is: "Evolution Auto" (not Evolution Auto Center).	Temporary sign complete.		
4	Showing of existing CT&T showroom models already on-site to begin immediately with interest cards for when sale models become available.	Complete.		
5	Promotional curriculum for Land King to be made available immediately.	?		
6	Temporary sign: "Evolution Auto" coming soon, CT&T Auto, Land King, AM Motors.	Complete.		
7	Replace face of existing monument sign with permanent signage (example):	Not complete.		
	EVOLUTION AUTO			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">CT&T AUTO</td> <td style="width: 33%; text-align: center;">LAND KING</td> <td style="width: 33%; text-align: center;">A and M MOTORS</td> </tr> </table>		CT&T AUTO	LAND KING
CT&T AUTO	LAND KING	A and M MOTORS		
	Permanent signage has not been completed and a temporary event sign permit is only good for maximum of 60 days.			
8	Land King vehicles for sale on site within 45 days from issuance of business license.	Not complete.		
	Land King vehicles were supposed to be for sale on-site by November 21, 2010.			
9	CT&T vehicles for sale on site within 30 days of issuance of business license.	Complete, but hard to find.		
10	60 days from issuance of business license for ancillary services consisting of known brand car rental or car service company to lease out back of facility with separate signage along Four Wheel Drive (not on the main Hamner sign).	Complete, but not in compliance.		
	This is supposed to be operated out of the back of the facility with signage along Four Wheel Drive. Vehicles are being displayed right on Hamner with illegal signs on Hamner.			
11	60 days to present a plan for City approval for periodic public auctions to increase traffic to the auto mall. The number of auctions shall be limited to the parameters established by Special Event Permits section of the Norco Municipal Code and will not exceed 15 calendar days per year.	N/A		
FUTURE				
1	Obtain enough working capital to obtain large new car franchise.	N/A		
OPERATIONAL REQUIREMENTS				
1	Evolution Auto will be a full participant in Auto Mall Association including maintenance of freeway sign.	?		
2	Dealership to be maintained in a clean condition and have the appearance of a new car dealership.	Not being done.		
	The dealership has the appearance of a used car dealer and is not being maintained to appear as a new car dealer. Only one or two electric vehicles are ever being displayed along Hamner Avenue.			
3	Temporary event signage will be in accordance with Auto Mall temporary signage standards.	Not being done.		
	The site has illegal temporary signs and overhead streamers, none of which are consistent with the temporary signage standards of the Auto Mall Association.			

/sk-77308

ATTACHMENT TO
12-14-10 LETTER



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • FAX (951) 270-5622

March 24, 2011

Steve Lynn
Lynn's Service Group
4575 Temescal Avenue
Norco, CA 92860

Dear Mr. Lynn:

Re: Business License Application

Your request for a business license cannot be approved at this time. The business license that allowed Evolution Auto to move onto the site at 2000 Hamner Avenue is balanced with strict compliance standards. This site is still identified for a new car dealership in the Norco Auto Mall Specific Plan, and it is in the City's best interest to maintain the attractiveness of the Auto Mall for future dealerships.

The compliance standards prohibit illegal temporary signs and require maintenance of the site in a clean condition. There are currently several illegal temporary signs including one(s) associated with your business. These need to be removed immediately. If a business is operating without a business license it is a violation of the Norco Municipal Code and needs to cease. Permanent signage for any ancillary uses to Evolutionary Auto need to have separate signs facing to Four Wheel Drive, not Hamner Avenue.

Temporary signs announcing grand openings and events can only be placed after approval of a Special Event Sign Permit and those are only allowed for a certain number of days after which they need to be removed. Permanent "temporary signs" (e.g. banners) are prohibited.

If you have any questions please call me at (951) 270-5662, or email me at sking@ci.norco.ca.us.

Respectfully,

Steve King
Planning Director

/sk-78124

c: Cheryl Hankla, Business Licensing

CITY COUNCIL

BERWIN HANNA
Mayor

KEVIN BASH
Mayor Pro Tem

KATHY AZEVEDO
Council Member

GREG NEWTON
Council Member

HARVEY SULLIVAN
Council Member



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • FAX (951) 270-5622

March 24, 2011

Jason R. Martin
Wisefly Auto Glass
P.O. Box 235
Norco, CA 92860

Dear Mr. Martin:

Re: Business License Application

Your request for a business license cannot be approved at this time. The business license that allowed Evolution Auto to move onto the site at 2000 Hamner Avenue is balanced with strict compliance standards. This site is still identified for a new car dealership in the Norco Auto Mall Specific Plan, and it is in the City's best interest to maintain the attractiveness of the Auto Mall for future dealerships.

The compliance standards prohibit illegal temporary signs and require maintenance of the site in a clean condition. There are currently several illegal temporary signs including one(s) associated with your business. These need to be removed immediately. If a business is operating without a business license it is a violation of the Norco Municipal Code and needs to cease. Permanent signage for any ancillary uses to Evolutionary Auto need to have separate signs facing to Four Wheel Drive, not Hamner Avenue.

Temporary signs announcing grand openings and events can only be placed after approval of a Special Event Sign Permit and those are only allowed for a certain number of days after which they need to be removed. Permanent "temporary signs" (e.g. banners) are prohibited.

If you have any questions please call me at (951) 270-5662, or email me at sking@ci.norco.ca.us.

Respectfully,

Steve King
Planning Director

/sk-78126

c: Cheryl Hankla, Business Licensing

CITY COUNCIL

BERWIN HANNA
Mayor

KEVIN BASH
Mayor Pro Tem

KATHY AZEVEDO
Council Member

GREG NEWTON
Council Member

HARVEY SULLIVAN
Council Member



CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3900 • FAX (951) 270-5622

June 15, 2011

RRBR Automotive
2000 Hamner Avenue
Norco, CA 92860

Re: Evolution Auto: Timeline for Project Development

This is to reiterate the agreements that allowed A and M Motors to originally re-locate to a new-car dealership site (2000 Hamner Avenue) in the Norco Auto Mall. RRBR Automotive was allowed to move into this location under that same agreement as A and M Motors is no longer there. The zoning for this site is established by the Auto Mall Specific Plan and the only permitted use on this site is a new car dealership. Other allowed uses can only occur as accessory uses to a new car dealership. Uses otherwise permitted in the underlying zone (Commercial General or CG) can only be permitted apart from a new car dealer upon approval of a conditional use permit (CUP). Used car dealerships as a sole business can only be in the Auto Mall after approval of the CUP.

The approved business development plan for this site included two electric vehicle new car dealerships (CT&T Auto and Land King) along with a used car dealership (A and M Motors, replaced by RRBR Automotive). All would operate under the general umbrella business name of Evolution Auto. The City agreed, only upon submittal of, and the City's agreement to, a timeline as to when certain standards were being accomplished and being maintained. In addition to the car dealerships an automobile rental business would be part of "Evolution Auto" but it would be run out of the back of the facility (including any signage) and not on Hamner Avenue.

The timeline referred to in this letter included a list of tasks that would be completed along with operational requirements to insure compatibility with the new car dealership sites of the Auto Mall. Staff is concerned that some of the required tasks have not been completed and that the operation is not consistent with the operational requirements outlined in the timeline. Staff's primary concern is the maintenance and appearance of the Auto Mall as a new car destination point.

A copy of the updated timeline with completion status is attached. Please address these issues with me at your earliest opportunity. The City wants your business to be successful along with maintaining the attraction of the Norco Auto Mall as a destination point for new car purchases. If you have any questions or comments, please contact me at (951) 270-5662.

Sincerely,

Steve King
Planning Director

/sk-78775

Attachment: Evolution Auto Timeline Checklist, 6-14-11
cc: Beth Groves, City Manager
Evolution Auto

CITY COUNCIL

BERWIN HANNA
Mayor

KEVIN BASH
Mayor Pro Tem

KATHY AZEVEDO
Council Member

HARVEY SULLIVAN
Council Member

EVOLUTION AUTO TIME LINE CHECKLIST 6-14-11

ITEM	TASK	STATUS
1	Provide copies of signed franchise agreements from CT&T and Land King to City Manager.	Not complete.
<i>A franchise agreement has only been submitted for Land King, not CT&T.</i>		
2	After City has obtained signed franchise agreements, open facility with AM Motors.	
3	Regardless of business legal name, the name to be used on business identification and business license is: "Evolution Auto" (not Evolution Auto Center).	Temporary sign complete.
4	Showing of existing CT&T showroom models already on-site to begin immediately with interest cards for when sale models become available.	Complete.
5	Promotional curriculum for Land King to be made available immediately.	?
6	Temporary sign: "Evolution Auto" coming soon, CT&T Auto, Land King, AM Motors.	Complete.
7	Replace face of existing monument sign with permanent signage (example):	Not complete.
EVOLUTION AUTO		
CT&T AUTO	LAND KING	
<i>Permanent signage has not been completed and a temporary event sign permit is only good for maximum of 60 days (CURRENT BANNER SIGN NEEDS TO COME DOWN).</i>		
8	Land King vehicles for sale on site within 45 days from issuance of business license.	Not complete.
<i>Land King vehicles were supposed to be for sale on-site by November 21, 2010.</i>		
9	CT&T vehicles for sale on site within 30 days of issuance of business license.	Complete, but hard to find.
10	60 days from issuance of business license for ancillary services consisting of known brand car rental or car service company to lease out back of facility with separate signage along Four Wheel Drive (not on the main Hamner sign).	Complete, but not in compliance.
<i>This is supposed to be operated out of the back of the facility with signage along Four Wheel Drive. Vehicles are AGAIN being displayed on Hamner Avenue.</i>		
11	60 days to present a plan for City approval for periodic public auctions to increase traffic to the auto mall. The number of auctions shall be limited to the parameters established by Special Event Permits section of the Norco Municipal Code and will not exceed 15 calendar days per year.	N/A

FUTURE

1	Obtain enough working capital to obtain large new car franchise.	?
---	--	---

OPERATIONAL REQUIREMENTS

1	Evolution Auto will be a full participant in Auto Mall Association including maintenance of freeway sign.	?
2	Dealership to be maintained in a clean condition and have the appearance of a new car dealership.	Not being done.

The dealership has the appearance of a used car dealer and is not being maintained to appear as a new car dealer. The landscaping is not being maintained.

3	Temporary event signage will be in accordance with Auto Mall temporary signage standards.	Not being done.
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The Evolution Auto banner across the monument sign needs to come down.

/sk-78773

ATTACHMENT TO
6-15-11 LETTER



CONDITIONAL USE PERMIT JUSTIFICATION FOR APPROVAL

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

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

OUR OWNERSHIP AND OPERATION OF THE PROPERTY ARE PERMITTED USES BY THE CITY IN THIS ZONE. OUR USE WILL NOT ADVERSELY AFFECT THE SPECIFIC PLAN AS WE ARE ATTEMPTING TO UPGRADE AND MAINTAIN THE PROPERTY SO THAT A NEW CAR DEALERSHIP WILL WANT TO COME JOIN THE AUTO MALL. LEFT AS IS, THIS PROPERTY WILL DETERIORATE AND BECOME A BOARDED UP, RUN DOWN BUSINESS WHICH DEFINITELY WILL ADVERSELY AFFECT THE CITY OF NORCO.

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

OUR USE IS SIMILAR TO THE SURROUNDING BUSINESSES AND WILL ENHANCE THE CITY AND BRING MORE BUYERS TO THE AREA. LEFT VACANT, THE PROPERTY WILL ADVERSELY AFFECT THE CURRENT BUSINESSES AROUND IT GREATLY. OUR BUSINESS AND EMPLOYEES WILL BE PURCHASING FOOD, FUEL AND SUPPLIES IN THE CITY OF NORCO INSTEAD OF CORONA AND ALL THIS WILL ADD TO THE TAX REVNUUE FOR THE CITY, AS WELL AS OUR SALES ON THE PROPERTY.

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

WE WILL USE THE PROPERTY "AS IS" AND HAVE NO INTENTIONS OF EXPANDING WHAT IS CURRENTLY THERE. WE WILL NOT ALTER THE BUILDING IN ANY WAY WHICH WOULD PROHIBIT FUTURE USE AS A NEW CAR DEALERSHIP.

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

THE TRAFFIC GENERATED WILL NOT INCREASE SUBSTANTIALLY WITH OUR USUAGE BUT WE DO HOPE TO INCREASE TRAFFIC FOR SALES OF VEHICLES.

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 12, 2013

SUBJECT: **Zone Code Amendment 2013-03 (City of Norco):** A city-initiated proposal to amend Title 18 "Zoning" of the Norco Municipal code, Chapter 18.02 – Definitions", Section 18.31.08 - "Yard Requirements – Walls, Fences and Structures in Setback Areas" and Section 18.38.22 -"On-site Location of Parking Facilities", to address/revise the definitions of vehicles and trailers, and to address vehicle and trailer parking in residential zones.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-19, recommending approval of Zone Code Amendment 2013-03 to the City Council.

SUMMARY: Zone Code Amendment (ZCA) 2013-03 is a city-initiated proposal to amend Title 18 (Zoning) of the Norco Municipal Code (NMC) to address/revise the definitions of vehicles and trailers, and to address vehicle and trailer on-site parking in residential zones.

BACKGROUND: The City Council has directed the Planning Commission to review the requirements for on-site vehicle parking in the NMC for property zoned for residential uses, for the purpose of making a recommendation on revisions that the Planning Commission deems necessary.

Currently, the NMC has the following requirements for on-site vehicle parking on property zoned for residential uses:

Section 18.31.08 Yard Requirements--Walls, Fences, and Structures in Setback Areas, Subsection (9).

(9) Storage of Recreational Vehicles and Boats: Except as otherwise approved under site plan review or conditional use permit in the Commercial and Manufacturing zones, recreational vehicles and boats shall not be stored in required front yards or corner side yards. In agricultural and residential zones, no more than a total of three recreational vehicles or boats may be stored on any lot. For lots greater than one half acre, one additional vehicle per each additional half acre may be stored. The maximum number of vehicles that may be stored shall not exceed ten. Further, said recreational vehicles and boats may not be used as a habitable space or dwelling. All such vehicles and boats approved for storage shall be

maintained in a neat appearance and be in readily operable condition. The proposed storage area for the vehicles or boats shall not become a nuisance to neighboring properties.

18.38.22 On –Site Location of Parking Facilities.

On-site parking facilities for residential uses shall not be permitted to occupy any portion of a required front yard or any portion of a required side yard.

Based on the Section 18.38.22, no parking is allowed in the front yard, which would mean no parking is allowed within the first 25 feet of a property located in the A-1-20 zone. As currently written, the Code does not make provision for driveway parking. A property owner parking on a driveway, in front of their garage that is within the front yard 25-foot setback, is technically in violation of the NMC per Section 18.38.22. Parking of vehicle in the side yard would also be a violation per this Section. Strict enforcement of no parking in the required front yard or side yard setback has not been applied.

Furthermore, there is an inconsistency with the Sections of the Code mentioned above. Per Section 18.31.08, storage of recreational vehicles (RV's) and boats is allowed on the side yard, provided it is not a street side yard. However, per Section 18.38.22 storage of recreational vehicles and boats would not be allowed on a side that is not on a street side. Because of the inconsistency, the application of the Code is difficult because one contradicts the other.

The above information and concerns of on-site residential parking were presented to the Planning Commission at their meeting on December 12, 2012. The Commission agreed that a Code Amendment was necessary to eliminate inconsistencies, and make parking requirements more enforceable. The Planning Commission reviewed a potential ZCA on this matter again on March 3, 2013, and direction was received to propose a ZCA:

- to revise the definition for vehicles;
- to allow vehicle parking in the front yard subject to certain criteria/restrictions;
- to restrict recreational vehicles (RV's) and boat parking, to vehicles that are registered to the property owner/resident where the RVs and boats are being stored, to avoid storage yards on residential properties; and
- to explore an application procedure for review on a case-by-case basis to allow the parking of RVs, trailers and boats in the front yard, for non-conforming small lots.

ANALYSIS: There are currently two definitions for vehicles in Title 18 "Zoning" of the NMC. Chapter 18.02 – "Definitions", Section 18.02.04 – "Specific Definitions" includes Item (65) "Recreational Vehicles" and Item (79) "Trailer" which are proposed to be amended as follows (proposed verbiage is indicated in bold and underlined, and verbiage proposed to be deleted is crossed out):

(65) Recreational Vehicles. A motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, which meets all of the following criteria:

~~(a) Contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.~~

~~(b) Contains 400 square feet or less of gross area measured at maximum horizontal projections and does not exceed 40 feet in length.~~

~~(c) (a)~~ Is built on a single chassis.

~~(d) (b)~~ Is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

~~(e) (c)~~ Requires licensing and registration by the State Department of Motor Vehicles.

(79) Trailer. A vehicle designed for carrying persons or property **(including livestock)** on its own structure and for being drawn by a motor vehicle **that is not a commercial truck as identified in Chapter 10.16 – “Commercial Vehicles/Trucks” of the Norco Municipal Code. This definition of trailer does not include commercial trailers also identified in Chapter 10.16.**

Staff is recommending that a tailored definition for “Passenger Vehicle” be included in the Zoning Ordinance, so that allowance is made for only the parking of cars and pick-up trucks in residential zones. Staff is recommending the following definition:

(58c) Passenger Vehicle. A self-propelled motor wheeled vehicle that includes cars, vans and trucks on a single chassis and which are primarily used for transportation of people and goods. This definition does not include a commercial truck as identified in Chapter 10.16 – “Commercial Vehicles/Trucks” of the Norco Municipal Code.

For the purpose of drafting criteria to all parking in the front yard, staff contacted different cities regarding this matter. Most cities contacted allowed parking in the front yard of vehicles to include RVs and boats, provided they do not overhang into the public right-of way. No height limitation was codified for vehicles parking in the front yard for these cities.

At a previous meeting, the Planning Commission indicated that a 10-foot setback could be applied for parking of high profile vehicles and that a height limitation be considered. For the purpose of allowing vehicle parking in the front yard subject to certain criteria/restrictions, staff is recommending that passenger vehicles be allowed to park in the required front yard provided they are six feet and under and provided they do not extend onto the public right-of way. Passenger vehicles over six feet, should be required a minimum 10 foot setback from the street. Furthermore, RVs, trailers and boats should continue to be prohibited from parking in the front yard. Staff is recommending that the

following section be amended as follows (proposed verbiage is indicated in bold and underlined, and verbiage proposed to be deleted is crossed out):

18.38.22 On ~~Site Location of~~ Parking Facilities **of Vehicles in Residential Zones**

On-site parking **of passenger vehicles in residential zones**, ~~facilities for residential uses~~ **that are under six feet in height**, shall not be permitted to occupy any portion ~~the paved driveway~~ of a required front yard or any portion of a required side yard. **Passenger vehicles that are over six feet in height, shall be parked a minimum of 10 feet back from the front property line. In no instance shall any vehicle extend onto the public right-of-way.**

To restrict RV boat and trailer parking, to vehicles that are registered to the property owner/resident where the RV's and boats are being stored, staff is recommending that the following section be amended as follows (proposed verbiage is indicated in bold and underlined and verbiage proposed to be deleted is crossed out):

Section 18.31.08 Yard Requirements--Walls, Fences, and Structures in Setback Areas, Subsection (9).

(9) Storage of Recreational Vehicles, **Trailers** and Boats: Except as otherwise approved under site plan review or conditional use permit in the Commercial and Manufacturing zones, recreational vehicles, **trailers** and boats shall not be stored in required front yards or corner side yards. In agricultural and residential zones, no more than a total of three recreational vehicles, **trailers** or boats may be stored on any lot. ~~For lots greater than one half acre, one additional vehicle per each additional half acre may be stored. The maximum number of vehicles that may be stored shall not exceed ten.~~ Further, said recreational vehicles, **trailers** and boats may not be used as a habitable space or dwelling. All such **recreational vehicles, trailers and boats** approved for storage shall be maintained in a neat appearance and be in readily operable condition, **and shall be registered to the property owner/resident where the recreational vehicles, trailers and boats are being stored.** The proposed storage area for the **recreational vehicles, trailers** or boats shall not become a nuisance to neighboring properties.

The Planning Commission has directed staff to explore an application procedure for review on a case-by-case basis to allow the parking of RVs, trailers and boats in the front yard, for non-conforming and/or small lots. These lots are typically characterized as not having enough room in the rear yards or, not having access wide enough to pull an RV, trailer or boat to the rear of the property. Staff is recommending a process similar to issuing a Vehicle Exemption Permit for commercial vehicles identified in Chapter 10.16 – “Commercial Vehicles/Trucks” of the Norco Municipal Code. This permit is reviewed and approved at staff level subject to certain criteria (i.e. safety and based on a site inspection)

and if approved, a sticker/decal is issued to be applied on the windshield of the truck which identifies this vehicle as permitted. If this is a procedure that the Planning Commission deems appropriate, staff will bring back an application and criteria for review and direction. If this application process is deemed appropriate, Section 18.31.08 noted above could then be further amended to indicate that for lots not having enough room in the rear yards or not having adequate rear yard access, parking may be permitted in the front yard with the approval of a "RV, Trailer or Boat Exemption Permit".

CONCLUSION: Staff recommends that the Planning Commission review proposed Zone Code Amendment 2013-03 and provide a favorable recommendation to the City Council. Should further revisions be deemed necessary, this item can be continued to the next Planning Commission meeting.

/adr

Attachment: Resolution 2013-19

RESOLUTION NO. 2013-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT ZONE CODE AMENDMENT 2013-03 BE APPROVED TO AMEND TITLE 18 "ZONING" OF THE NORCO MUNICIPAL CODE, CHAPTER 18.02 – DEFINITIONS", SECTION 18.31.08 - "YARD REQUIREMENTS – WALLS, FENCES AND STRUCTURES IN SETBACK AREAS" AND SECTION 18.38.22 -"ON-SITE LOCATION OF PARKING FACILITIES", TO ADDRESS/REVISE THE DEFINITIONS PERTAINING TO VEHICLES, AND TO ADDRESS VEHICLE PARKING IN RESIDENTIAL ZONES. ZONE CODE AMENDMENT 2013-03

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2013-03 to address/revise definitions pertaining to vehicles, and to address vehicle on-site parking in residential zones; and

WHEREAS, said 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, said Zone code Amendment was scheduled for public hearing on June 12, 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 said amendment; and

WHEREAS, the City of Norco, acting as the Lead Agency has determined that said 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/revise the definitions pertaining to vehicles, and to address on-site vehicle parking in residential zones.
- B. The proposed Zone Code Amendment will clarify the location of on-site vehicle parking in the residential zones.

- 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 June 12, 2013 does hereby recommend to the City Council of the City of Norco that Zone Code Amendment 2013-03 be adopted, thereby amending the Norco Municipal Code as follows:

Chapter 18.02 – "Definitions", Section 18.02.04 – "Specific Definitions" Item (65) "Recreational Vehicles" and Item (79) "Trailer" are hereby amended to read as follows:

(65) Recreational Vehicles. A motor home, travel trailer, truck camper, or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, which meets all of the following criteria:

~~(a) Contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.~~

~~(b) Contains 400 square feet or less of gross area measured at maximum horizontal projections and does not exceed 40 feet in length.~~

~~(c) (a) Is built on a single chassis.~~

~~(d) (b) Is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.~~

~~(e) (c) Requires licensing and registration by the State Department of Motor Vehicles.~~

(79) Trailer. A vehicle designed for carrying persons or property **(including livestock)** on its own structure and for being drawn by a motor vehicle **that is not a commercial truck as identified in Chapter 10.16 – "Commercial Vehicles/Trucks" of the Norco Municipal Code. This definition of trailer does not include commercial trailers also identified in Chapter 10.16.**

Chapter 18.02 – “Definitions”, Section 18.02.04 – “Specific Definitions” is hereby amended to include Item (58c) “Passenger Vehicle” as follows:

(58c) Passenger Vehicle. A self-propelled motor wheeled vehicle that includes cars, vans and trucks on a single chassis and which are primarily used for transportation of people and goods. This definition does not include a commercial truck as identified in Chapter 10.16 – “Commercial Vehicles/Trucks” of the Norco Municipal Code.

Chapter 18.38 – “General Provisions – Off Street Parking and Loading”, Section 18.38.22 – “On-Site Location of Parking Facilities” is hereby amended to read as follows:

18.38.22 On –Site Location of Parking Facilities of Vehicles in Residential Zones

On-site parking of passenger vehicles in residential zones, facilities for residential uses that are under six feet in height, shall not be permitted to occupy any portion the paved driveway of a required front yard or any portion of a required side yard. Passenger vehicles that are over six feet in height, shall be parked a minimum of 10 feet back from the front property line. In no instance shall any vehicle extend onto the public right-of-way.

Chapter 18.31 – General Provisions-Yards, Setbacks and Height Exceptions, Section 18.31.08 Yard Requirements--Walls, Fences, and Structures in Setback Areas, Subsection 9 (first paragraph only) is hereby amended as follow:.

(9) Storage of Recreational Vehicles, **Trailers** and Boats: Except as otherwise approved under site plan review or conditional use permit in the Commercial and Manufacturing zones, recreational vehicles, **trailers** and boats shall not be stored in required front yards or corner side yards. In agricultural and residential zones, no more than a total of three recreational vehicles, **trailers** or boats may be stored on any lot. ~~For lots greater than one half acre, one additional vehicle per each additional half acre may be stored. The maximum number of vehicles that may be stored shall not exceed ten.~~ Further, said recreational vehicles, **trailers** and boats may not be used as a habitable space or dwelling. All such

recreational vehicles, **trailers** and boats approved for storage shall be maintained in a neat appearance and be in readily operable condition, **and shall be registered to the property owner/resident where the recreational vehicles, trailers and boats are being stored.** The proposed storage area for the **recreational** vehicles, **trailers** or boats shall not become a nuisance to neighboring properties.

Resolution 2013-19
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June 12, 2013

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held June 12, 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 June 12, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/adr

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 12, 2013

SUBJECT: Site Plan 2013-10 (Sanders): A request for approval to allow an accessory building consisting of a 553 square-foot detached workshop at 318 Silver Springs Lane located within the Norco Hills Specific Plan (NHSP, Amendment No.1).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-17 approving Site Plan 2013-10.

Site Plan 2013-10 is a request for approval to allow an accessory building consisting of a 553 square-foot detached workshop at 318 Silver Springs Lane located within the Norco Hills Specific Plan (ref. Exhibit "A" – Location Map). The property consists of about .46 acres/20,030 square feet, with 16,152 square feet of usable land due to a 3,878 square-foot landscape easement at the rear of the property (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos).

Accessory buildings 864 square feet or less require site plan approval by the Planning Commission. The site plan, building elevations and floor plan for the proposed structure are attached (ref. Exhibit "C" – Site Plan, Building Elevations and Floor Plan). The building consists of a 468 square-foot workshop with an 85 square-foot attached porch. The building is proposed to be wood construction and proposed to match the existing house in material and color.

The following is required of accessory buildings in the NHSP Amendment No.1:

- A minimum of 5 feet from property lines and pools 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 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of about 14 feet.**
- The maximum lot coverage of all structures is 40% of the total lot area. The maximum lot coverage for accessory building is 15% of the total lot area. **The subject property is approximately 20,030 square feet. The lot coverage for the property is about 18%, which takes into account the existing and proposed structure. The accessory building coverage proposed for the property is about 3%.**

The accessory building ordinance for properties in the NHSP does not require an open animal area since not all properties in the NHSP were graded to safely keep large animals. However, with the lots created for development under Amendment No.1, lots were mass

graded to match the animal-keeping standards of the A-1-20 zone. As such, the required open animal area would apply.

- 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 (20,030 square feet), a total of 5 animal units would be allowed which would require an open area of at least 2,880 square feet. An open area consisting of at least 2,880 square feet is being shown on the site plan behind the existing patio attached to the back of the house, where highlighted on the site plan.**

It should be noted that the landscape easement at the rear of the property cannot be used for anything other than landscaping. No grading, structures or animal-keeping is allowed in this easement. Should only the usable land (16,152 square feet of usable land due to a 3,878 square-foot landscape easement) be taken to calculate the required open animal-area, a total of 3 animal units would be allowed, which would require an open area of 1,728 square feet.

As proposed, the project meets the minimum requirements for an accessory building of 864 or less. The minimum setbacks, height limit and lot coverage is adhered to, and the required open area of 2,880 is there.

Staff is recommending that the Planning Commission adopt Resolution 2013-17 approving Site Plan 2013-10, based on the minimum requirements being met.

/cmm

Attachments: Resolution 2013-17
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Site Plan, Building Elevations and Floor Plan
 Exhibit "D" – Aerial Photo and Site Photos

RESOLUTION 2013-17

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 553 SQUARE-FOOT (468 SQAURE-FOOT WORKSHOP WITH ATTACHED 85 SQUARE-FOOT PORCH) WORKSHOP AT 318 SILVER SPRINGS LANE LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP), AMENDMENT NO. 1. SITE PLAN 2013-10.

WHEREAS, CRAIG SANDERS 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 318 Silver Springs Lane (APN 123-461-002).

WHEREAS, at the time set; at 7 p.m. on June 12, 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 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 NHSP, 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 and the NHSP.

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 June 12, 2013 that the application for Site Plan 2013-10 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, Building Elevations and Floor Plan dated June 6, 2013 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 building permits and pay all applicable fees before beginning construction of the building 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. The subject building shall complement the existing house in color.
10. Building permits for this accessory building are issued within the confines of this permit/site plan approval. Any violation of a condition resulting in a revocation of this permit/site plan approval may result in an order to remove the accessory building at the owner's expense.

Resolution 2013-17

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June 12, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 12, 2013.

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

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

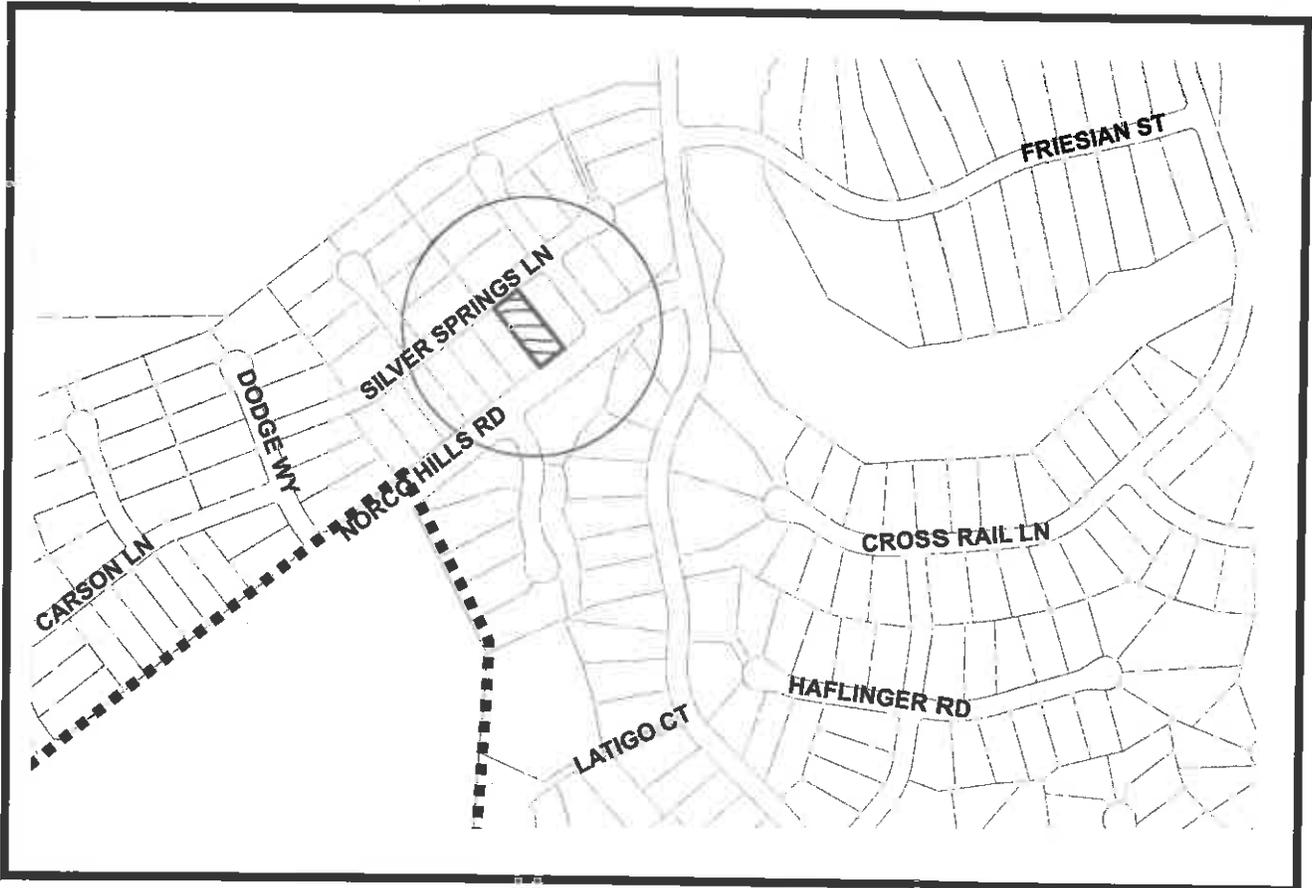
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 12, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-10
APPLICANT: Craig Sanders
LOCATION: 318 Silver Springs Lane

Exhibit "A"

ASSESSOR'S PARCEL MAP

123-45

I.R.A. 015-007
015-007

REV. 17 I.C.C. 10.1111
CITY OF NORCO CORONA

NO WARRANTY IS MADE BY THE ASSESSOR AS TO THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAPS ARE FOR ASSESSMENT PURPOSES ONLY AND ARE NOT TO BE USED FOR LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

