



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
DECEMBER 11, 2013

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Vice Chair 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 Regular Meeting on November 13, 2013
 - Recommended Action: Approval** (*Deputy City Clerk*)
4. **PUBLIC HEARINGS:** NONE
5. **BUSINESS ITEMS:**
 - A. Site Plan 2013-18, Modification 1 (Espinosa): A request for approval to allow an accessory building consisting of an 864 square-foot garage/workshop at 2114 First Street located within the Commercial District of the Gateway Specific Plan. **Recommended Action: Approval** (*Senior Planner*)
 - B. Site Plan 2013-26 (Di Benedetto): A request for approval to allow a detached accessory building consisting of a 480 square-foot Recreational Vehicle (RV) garage at 199 Wild Horse Lane located within the Norco Ridge Ranch Specific Plan (NRRSP) **Recommended Action: Approval** (*Senior Planner*)
 - C. Site Plan 2013-24 (Giovannetti): A request for approval to allow a detached accessory building consisting of an 864 square-foot barn at 3017 Ponderosa Lane located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (*Senior Planner*)

- D. Site Plan 2013-25 (McLuckey): A request for approval to allow an accessory building consisting of a 400 square-foot freestanding patio cover at 3498 California Avenue located within the A-1-20 (Agricultural Low-Density) Zone.
Recommended Action: Approval (*Senior Planner*)

6. CITY COUNCIL MINUTES:

- City Council Special Meeting Minutes of November 6, 2013
- City Council Regular Meeting Minutes of November 20, 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)

/di



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
NOVEMBER 13, 2013

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

ROLL CALL: **Chair Hedges, Vice Chair Leonard, Commission Member Jaffarian; Commission Member Henderson Absent.**

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

PLEDGE OF ALLEGIANCE: **Chair Hedges**

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

2. **PUBLIC COMMENTS: NONE**

3. **APPROVAL OF MINUTES:**

❖ **Minutes of Regular Meeting on October 9, 2013**

Recommended Action: Approval (Deputy City Clerk)

M/S Leonard/Hedges to approve the minutes of Planning Commission regular meeting of October 9, 2013, as written

AYES: Hedges, Leonard

Motion Passed

ABSTAIN: Jaffarian

ABSENT: Henderson

4. **CONTINUED PUBLIC HEARINGS:**

A. Conditional Use Permit 2012-03 (Planck/International Fellowship of Churches, Inc.; IMF World Missions & International Missions Fellowship): A request for approval to allow a church campus to include the construction of a 6,136 square-foot main church building and the use of an existing building, on four parcels (APN 129-180-010, -011, -012, -013. All parcels are located on the south side of Second Street, between Parkridge and Western Avenues within the A-1-20 Zone. **Application Withdrawn** (Senior Planner)

Senior Planner Robles stated that a letter was received from the applicant, dated October 29, 2013, withdrawing their application for this project.

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 non-commercial vehicle and trailer parking in residential zones. **Recommended Action: Adoption** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He noted that although this zone code amendment has previously been reviewed by the

Commission, the City Council has asked for it to be reviewed further asking for clarification on parking in the front yard and adding additional area description for allowed parking.

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

Chair Hedges suggested adding a restriction to limit the number of vehicles and restrict to a designated parking area.

Director King suggested adding a definition stating that the designated parking area cannot cover more than a percentage of the front or back yards.

Commission Member Jaffarian noted his concern on restricting designated parking areas due to the different lot set ups throughout Norco.

In response to Vice Chair Leonard, Director King confirmed that per the Municipal Code, circular driveways are no longer allowed as such neither is parking in the front yard.

Discussion included suggestions including a designated parking area for one vehicle, using a driveway defined as a paved area in front of the property, and parking is not to take up more than 40% of the front of the property.

M/S Jaffarian/Leonard to adopt Resolution 2013-19, 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.

AYES: Leonard, Jaffarian

Motion Passed

NOES: Hedges (wants to add restriction on number of vehicles allowed)

ABSENT: Henderson

5. PUBLIC HEARINGS:

- A. Conditional Use Permit 2013-10 (Shank):** A request for approval to allow a detached accessory building consisting of a 1,620 square-foot storage garage at 2615 Corydon Avenue located within the A-1-20 (Agricultural Low-Density) zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the Architectural Review Committee had concerns on the proposed height of the structure, adding that the Commission has discretion to approve at the higher height. Staff recommends approval at a maximum height of 20 feet.

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

Scott Shank, applicant: Mr. Shank explained that the height request is so that the accessory building is at the same height as the home, adding that the building will be used to park a motor home and a boat.

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

M/S Jaffarian/Leonard to adopt Resolution 2013-44, to approve Conditional Use Permit 2013-10, to allow a detached accessory building consisting of a 1,620 square-foot storage garage at 2615 Corydon Avenue; adding a condition to have existing shade structure removed.

AYES: Hedges, Leonard, Jaffarian

Motion Passed

ABSENT: Henderson

- B. Conditional Use Permit 2013-11 (Rafiq):** A request for approval to allow an increase in the number of students allowed for an existing tutoring center located at 1161 Hidden Valley Parkway, Unit 103, within the Norco Hills Specific Plan (NHSP), Neighborhood Commercial District. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval of 20 students, instead of 30, due to the parking spaces issue, and for a lower impact on center.

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

Fawad Rafiq, applicant: Mr. Rafiq stated that as the business owner of fifteen years, he wants to help and serve the local community to grow and be better students.

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

Vice Chair Leonard agreed with staff on the smaller number of students, noting his concern with the mid-day hours as the center may be busy.

Commission Member Jaffarian stated that he would like a six month review to see if the neighboring tenants were affected.

M/S Jaffarian/Hedges to adopt Resolution 2013-43, to adopt Conditional Use Permit 2013-11, to allow an increase in the number of students to 20 students for an existing tutoring center at 1161 Hidden Valley Parkway, Unite 103; amend Condition 18 to note the first evaluation at six months followed by annual audits.

AYES: Hedges, Leonard, Jaffarian

Motion Passed

ABSENT: Henderson

- C. Conditional Use Permit 2013-12 (Brother's Towing):** A request to expand the operation of an existing towing company, a non-conforming use, to allow the parking of tow trucks on-site when not in use, on property located at 1674 Elm Drive in the Commercial General (C-G) zone. **Recommended Action: Approval** (Planning Director)

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

In response to Vice Chair Leonard, Director King stated that Elm Drive is a private street, as such, the City is not responsible for its condition, but that paving of the street was a requirement with its original approval. He added that a block wall had been an approved condition by the Planning Commission but the City Council changed it to a chain link fence as a temporary condition so that the property can be easily altered for a new owner.

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

Karen Leonard: Mrs. Leonard questioned size of trucks allowed and activity of service.

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

Vice Chair Leonard asked for a block wall to buffer noise for the neighbors, and would like a limit on the number of vehicles and trucks on the property.

A representative of the applicant, Brothers Towing, answered a few questions for the Commission. He explained that, per CHP requirement, the business is on call 24/7; as such, drivers are on scheduled shifts and do not require to sleep at the location. He stated that the business currently has five trucks running, noting that two of each class would be sufficient to run their business.

Commission Member Jaffarian suggested limiting to two of each of the lower three classes of trucks and one of the super-heavy duty.

Chair Hedges and Vice Chair Leonard agreed to no super-heavy duty trucks and only one of the lower classes.

M/S Jaffarian/Leonard to adopt Resolution 2013-47, to approve Conditional Use Permit 2013-12 and Site Plan 2000-01, Modification No. 1, to expand a non-conforming use to expand the area of the business and to allow the parking of tow trucks on-site needed for the operation of the business at 1674 Elm Drive; modify Condition 5 to allow one of each A, B, & C categories only and none of the super-heavy class.

AYES: Hedges, Leonard, Jaffarian

Motion Passed

ABSENT: Henderson

- D. **Conditional Use Permit 2013-13 (Norco Retail Group):** A request to allow a temporary modular unit for use as a construction office and interim sales office for an existing RV rental business located at 2185 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 noted that the applicant was unable to attend due to unforeseen circumstances. Staff recommends approval.

Director King confirmed that the current building on site will be torn down once this modular unit is approved.

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

Karen Leonard: Mrs. Leonard questioned if the RV business on site was approved. In response, Director King stated it was allowed as an ancillary business.

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

Discussion ensued.

M/S Jaffarian/Leonard to adopt Resolution 2013-48, to approve Conditional Use Permit 2013-13, to allow an existing recreational (RV) business to remain and the installation of a 1,440 square-foot temporary modular unit to be used as an office for the RV business and a construction project at 2185 Hamner Avenue; modify Condition 14 to include a one-year time limit or when a Certificate of Occupancy is issued for the Tractor business.

AYES: Hedges, Leonard, Jaffarian

Motion Passed

ABSENT: Henderson

- E. **Zone Code Amendment 2013-16 (City):** A request to amend Title 18 (Zoning) of the Norco Municipal Code regarding the definitions and/or regulations for second units, emergency shelters, transitional housing, and supportive housing in accordance with State Government Code requirements. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained that this zone code amendment is to be consistent with State law. He reviewed the three types of emergency housing which the State requires from all municipalities, emergency housing, transitional housing and supportive housing.

In response to Vice Chair Leonard, Director King stated that this type of housing would be allowed to be built on permanent foundations, and confirming that "granny-flats" are not.

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

M/S Jaffarian/Hedges to adopt Resolution 2013-49, recommending that the City Council approve Zone Code Amendment 2013-16 amending Section 18.30.46 - "Second Units" and Section 18.24.06 – "Permitted Uses M-1 Zone".

AYES: Hedges, Leonard, Jaffarian

Motion Passed

ABSENT: Henderson

6. BUSINESS ITEMS:

A. Site Plan 2013-22 (White): A request for approval to allow an 816 square-foot addition to an existing detached accessory storage barn located at 3181 Shadow Canyon Circle located within the A-E (Agricultural Estate) zone.

Recommended Action: Approval (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Staff recommends approval at its requested height for architectural compatibility.

Commission Member Jaffarian questioned the toilet facility provided on the plan.

Chair Hedges invited the appearance of those wishing to speak.

Mike Cardinas, general contractor: Mr. Cardinas explained that the property was purchased with the existing restroom, which was installed by a previous property owner. He stated that the height requested is to match the existing structures.

Chair Hedges brought discussions back to the Commission.

Discussion followed concerning the requested height of 19'7" and potential limit of space for animal keeping.

Commission Member Jaffarian noted that the lot coverage will be below 40% limit and that the neighboring lot is empty so that the height would not be an issue.

M/S Jaffarian/_____ to adopt Resolution 2013-42, to approve Site Plan 2013-22, to allow an accessory building consisting of an 816 square-foot addition, at a height of 19'17", to an existing detached accessory storage barn located at 3181 Shadow Canyon Circle.

Motion died, due to lack of a second.

M/S Hedges/Jaffarian to adopt Resolution 2013-42, to approve Site Plan 2013-22, to allow an accessory building consisting of an 816 square-foot addition to an existing detached accessory storage barn located at 3181 Shadow Canyon Circle, at the maximum height of 14 feet per the Municipal Code.

AYES: Hedges, Leonard, Jaffarian

Motion Passed

ABSENT: Henderson

- B. **Site Plan 2013-23 (Tuff Shed):** A request for approval to allow a detached accessory building consisting of a 384 square-foot garage at 2984 Temescal Avenue located within the A-1-20 (Agricultural Low-Density) zone.

Recommended Action: Approval (Senior Planner)

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

M/S Jaffarian/Hedges to adopt Resolution 2013-45, to approve Site Plan 2013-23, to allow a detached accessory building consisting of a 384 square-foot garage at 2984 Temescal Avenue; adding a Condition requiring the removal of an existing building before permits are issued.

AYES: Hedges, Jaffarian

Motion Passed

NOES: Leonard

ABSENT: Henderson

7. CITY COUNCIL MINUTES:

Received and Filed

- City Council Special Meeting Minutes of September 25, 2013
- City Council Regular Meeting Minutes of October 2, 2013
- City Council Regular Meeting Minutes of October 16, 2013

8. PLANNING COMMISSION: **NONE**

a. Oral Reports from Various Committees

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

- Commission Member Jaffarian asked staff to present a report on front-yard restrictions and an element that can be realistically applied.

9. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:34 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: December 11, 2013

SUBJECT: Site Plan 2013-18, Modification No.1 (Espinosa): A request for approval to allow an accessory building consisting of an 864 square-foot garage/workshop at 2114 First Street located within the Commercial District of the Gateway Specific Plan (GSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-51 approving Site Plan 2013-18, Modification No.1

Site Plan 2013-18, Modification No.1 is a request for approval to allow an accessory building consisting of an 864 square-foot garage/workshop at 2114 First Street located within the Commercial District of the GSP (ref. Exhibit "A" – Location Map). The property consists of .74 acres/32,234 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos).

Site Plan 2013-18 was approved to allow a 560 square-foot storage shed on the subject property (ref. Exhibit "F" Approved Building Elevations dated August 28, 2013). The building was proposed with a height of 19 feet 8 inches, but was approved with the condition that the building have a maximum height of 14 feet. Site Plan 2013-18, Modification No. 1 is a proposal with the intent to replace the approved building with an 864 square-foot garage/workshop which is larger, with a height of 14 feet 2 inches.

The site plan, floor plan and building elevations for the proposed an 864 square-foot garage/workshop are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Floor Plans and Building Elevations). The building is a wood framed and proposed to complement the existing house in color. The structure is proposed towards the rear southwest corner of the property.

Residential properties in the Commercial District are also within the Residential Transition overlay zone of the GSP. Residential properties in this zone are non-conforming, but the overlay zone allows a residential property owner greater flexibility in the use of his/her property than would typically be allowed for legal non-conforming land uses. One of these flexibilities includes being allowed to construct accessory buildings.

The GSP does not address development standards for residential accessory building; however, Chapter 4.0 – "Development Regulations", Section 4.1.3 – "Relationship to the Norco Municipal Code" of the GWSP states: *"This Plan augments the development regulations and standards of the Norco Municipal Code. When an issue, condition, or situation occurs which is not covered or provided for in this Plan, the regulations of the Municipal Code that are most applicable to the use, condition or situation shall apply"*.

Because this is an accessory building proposed on a lot being used for residential purposes, the requirements for accessory buildings in the A-1-20 Zone are the most applicable.

In the A-1-20 Zone, accessory buildings of 864 square-feet or less require site plan approval by the Planning Commission and are subject to the following:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building can 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 height of about 14 feet (14 feet 2 inches).**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 32,234 square feet and the entire property has a grade of 4% or less. The pad/lot coverage for the property is approximately 10%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 7 animal units would be allowed which would require an open area of at least 4,032 square feet. There is an open area of at least 4,032 square feet at the rear of the property where noted on the site plan.**

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2013-51, approving Site Plan 2013-18, Modification No.1.

/adr

Attachments:

- Resolution 2013-51
- Exhibit "A" – Location Map
- Exhibit "B" – APN MAP
- Exhibit "C" – Site Plan
- Exhibit "D" – Floor Plans and Building Elevations
- Exhibit "E" – Aerial and Site Photos
- Exhibit "F" Approved Building Elevations dated August 28, 2013

RESOLUTION 2013-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF AN 864 SQUARE-FOOT GARAGE/WORKSHOP AT 2114 FIRST STREET LOCATED WITHIN THE GATEWAY SPECIFIC PLAN (GSP). SITE PLAN 2013-18, MODIFICATION NO.1

WHEREAS, STEVEN J. ESPINOSA 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 2114 First Street (APN 122-030-007).

WHEREAS, at the time set; at 7 p.m. on December 11, 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 GSP, the Norco Municipal Zoning Ordinance and the General Plan.

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 11, 2013 that the application for Site Plan 2013-18, Modification No. 1 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Floor Plans and Building Elevations and dated September 17, 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. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. 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.
11. This resolution replaces Resolution 2013-30 in its entirety.

Resolution 2013-51
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PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

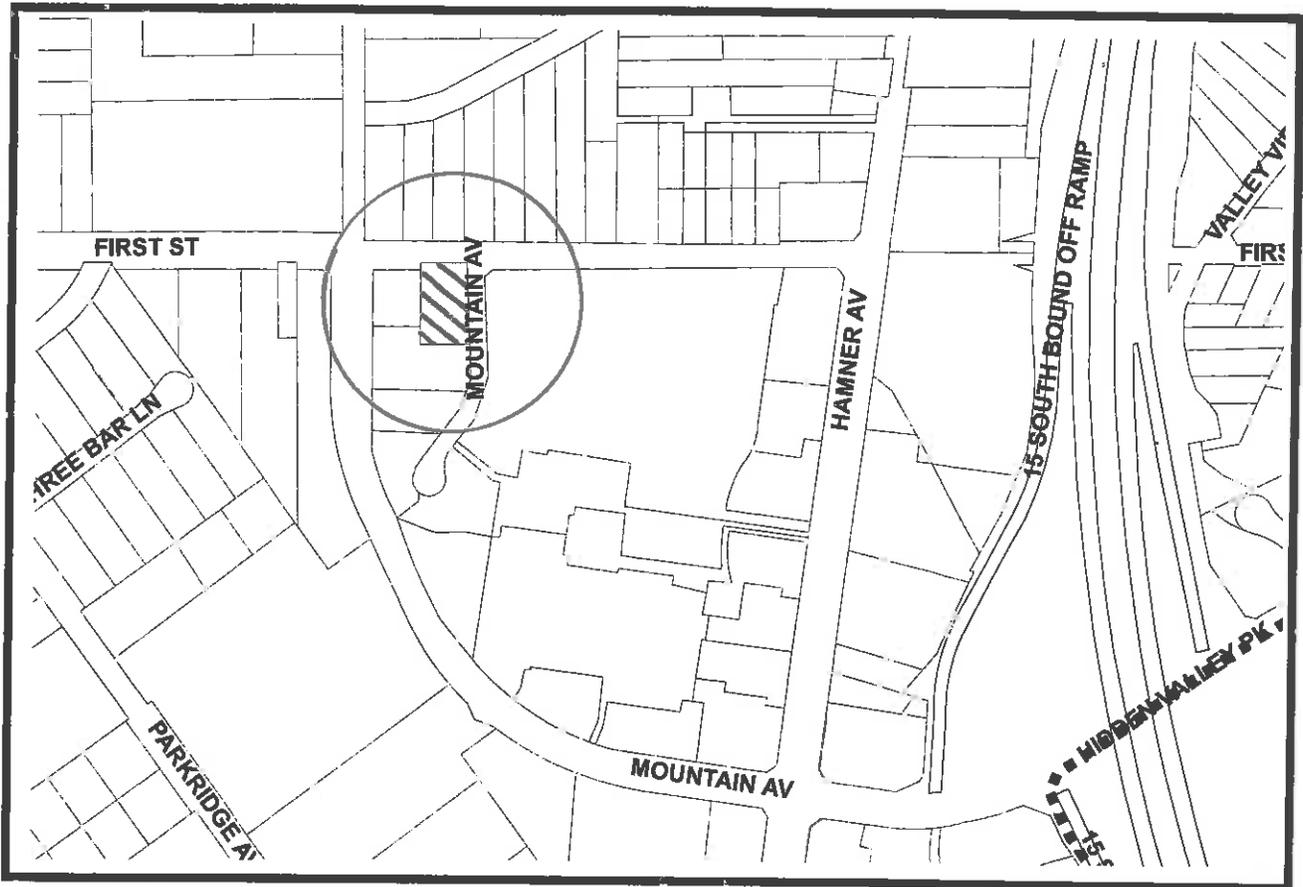
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held December 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT:	Site Plan 2013-18
APPLICANT:	Steven J. Espinosa
LOCATION:	2114 First Street

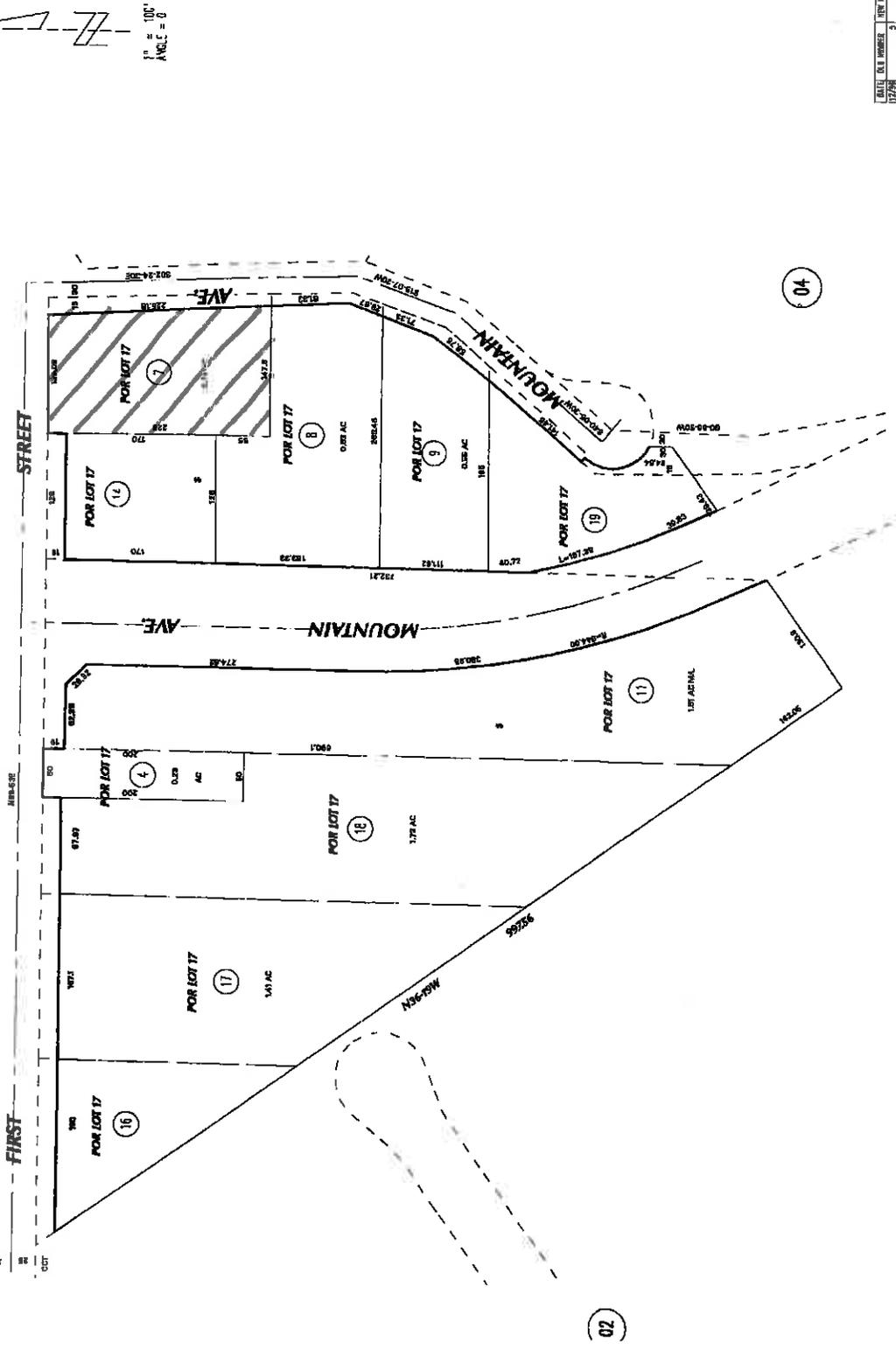
Exhibit "A"

ASSESSOR'S PARCEL MAP

POR. PROTRACTED SEC. 24 T. 3S., R. 7W
CITY OF NORCO

T. R. A. 015-007
1 2 2 - U 3
9-8

PURPOSES ONLY. NO LIABILITY
IS SHOWN. ASSESSOR'S PARCEL
IS BUILDING SITE ORDINANCES.



DATE	FILE NUMBER	REV NUMBER
11/20/00	015-007	11
08/20/00	015-007	12
04/09/00	015-007	13

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: December 11, 2013

SUBJECT: Site Plan 2013-26 (Di Benedetto): A request for approval to allow a detached accessory building consisting of a 480 square-foot Recreational Vehicle (RV) garage at 199 Wild Horse Lane located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-52 approving Site Plan 2013-26.

Site Plan 2013-26 is a request for approval to allow a detached accessory building consisting of a 480 square-foot RV garage at 199 Wild Horse Lane located within the NRRSP (ref. Exhibit "A" – Location Map). The property consists of .47 acres/20,556 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photos). The subject property includes a Primary Animal Keeping Area (PAKA) of 2,403 square feet.

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, floor plan and building elevations for the proposed structure are attached (ref. Exhibit "C" – Site Plan, Floor Plan and Building Elevations). The structure is proposed at the rear of the property and proposed to be wood framed construction with painted wood siding "barn red" in color.

The following is required of accessory buildings in the NRRSP:

- The minimum setbacks of 5 feet from side or rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 14 feet as measured to the top of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 20,473 square feet and consists of a pad of about 17,132 square feet. The lot/pad coverage for the property is about 25% which takes into account the existing and proposed structures.**

The accessory building ordinance for properties in the NRRSP does not require an open animal area, since all properties in the NRRSP include a PAKA. The existing PAKA is located at the rear of the property (ref. Exhibit "E" – Existing PAKA Location), but will be relocated as shown on the site plan in Exhibit "C", and in accordance with the requirements of the NRRSP.

Site Plan 2013-26 (Di Benedetto)

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December 11, 2013

The project has been conditioned so that the new PAKA location is recorded before a building permit is issued.

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2013-52, approving Site Plan 2013-26.

/adr

Attachments:

Resolution 2013-52

Exhibit "A" – Location Map

Exhibit "B" – APN MAP

Exhibit "C" – Site Plan, Floor Plan and Building Elevations

Exhibit "D" – Aerial and Site Photos

Exhibit "E" – Existing PAKA Location

RESOLUTION 2013-52

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 480 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AT 199 WILD HORSE LANE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). SITE PLAN 2013-26

WHEREAS, JOE DI BENEDETTO 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 199 Wild Horse Lane (APN 123-561-002).

WHEREAS, at the time set; at 7 p.m. on December 11, 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 NRRSP, the Norco Municipal Zoning Ordinance and the General Plan.

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 11, 2013 that the application for Site Plan 2013-26 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, Floor Plan and Building Elevations and dated November 18, 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. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation business shall not be permitted from the subject building.
9. 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.
10. The new Primary Animal Keeping Area (PAKA) location shall be recorded before a building permit is issued for the subject building.

Resolution 2013-52
Page 4
December 11, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

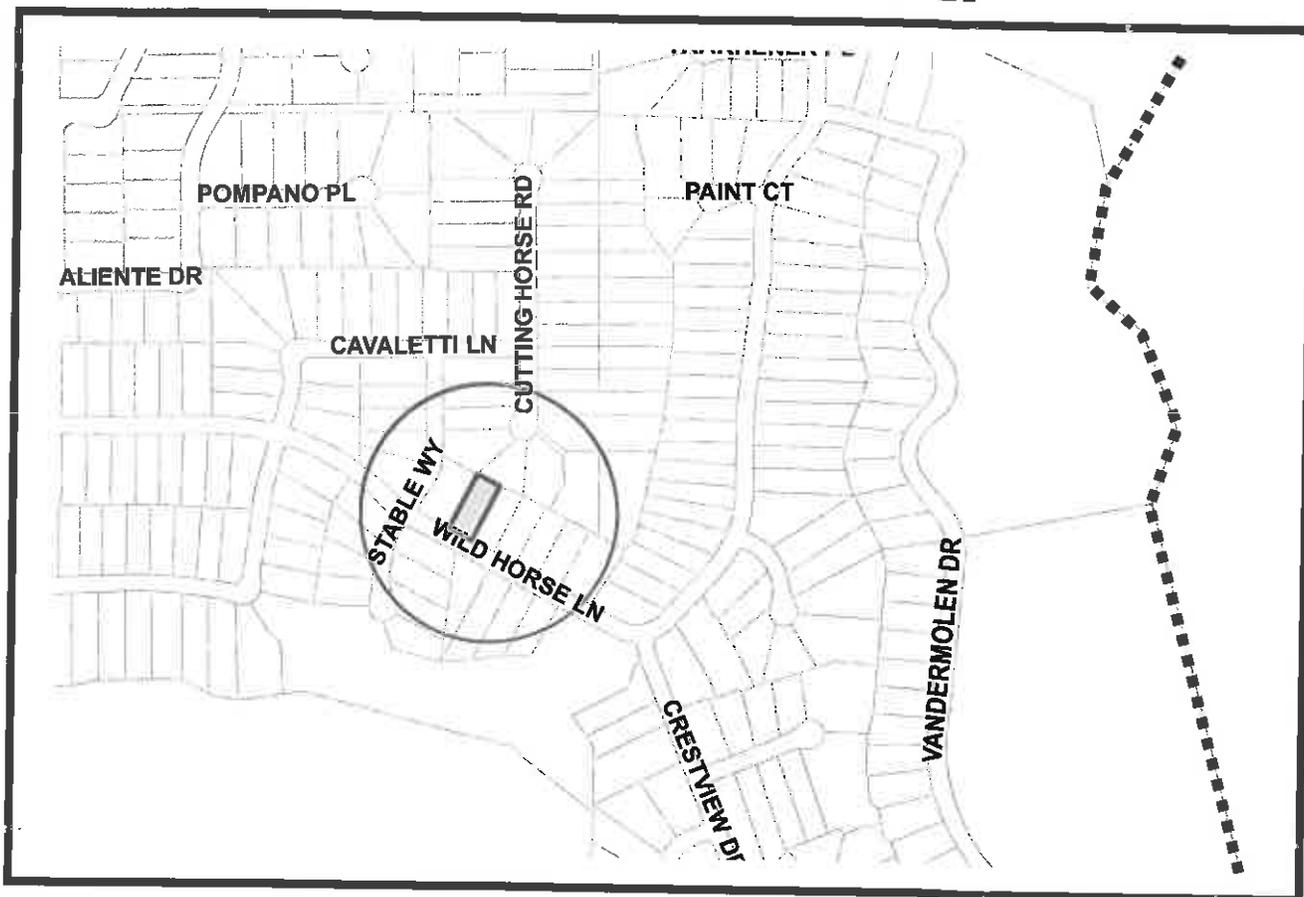
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held December 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-26
APPLICANT: Joe Di Benedetto
LOCATION: 199 Wild Horse Lane

Exhibit "A"

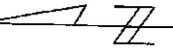
ASSESSOR'S PARCEL MAP

FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY FOR THE DATA SHOWN. ASSESSOR'S PARCEL SPLIT OR BUILDING SITE ORDINANCES.

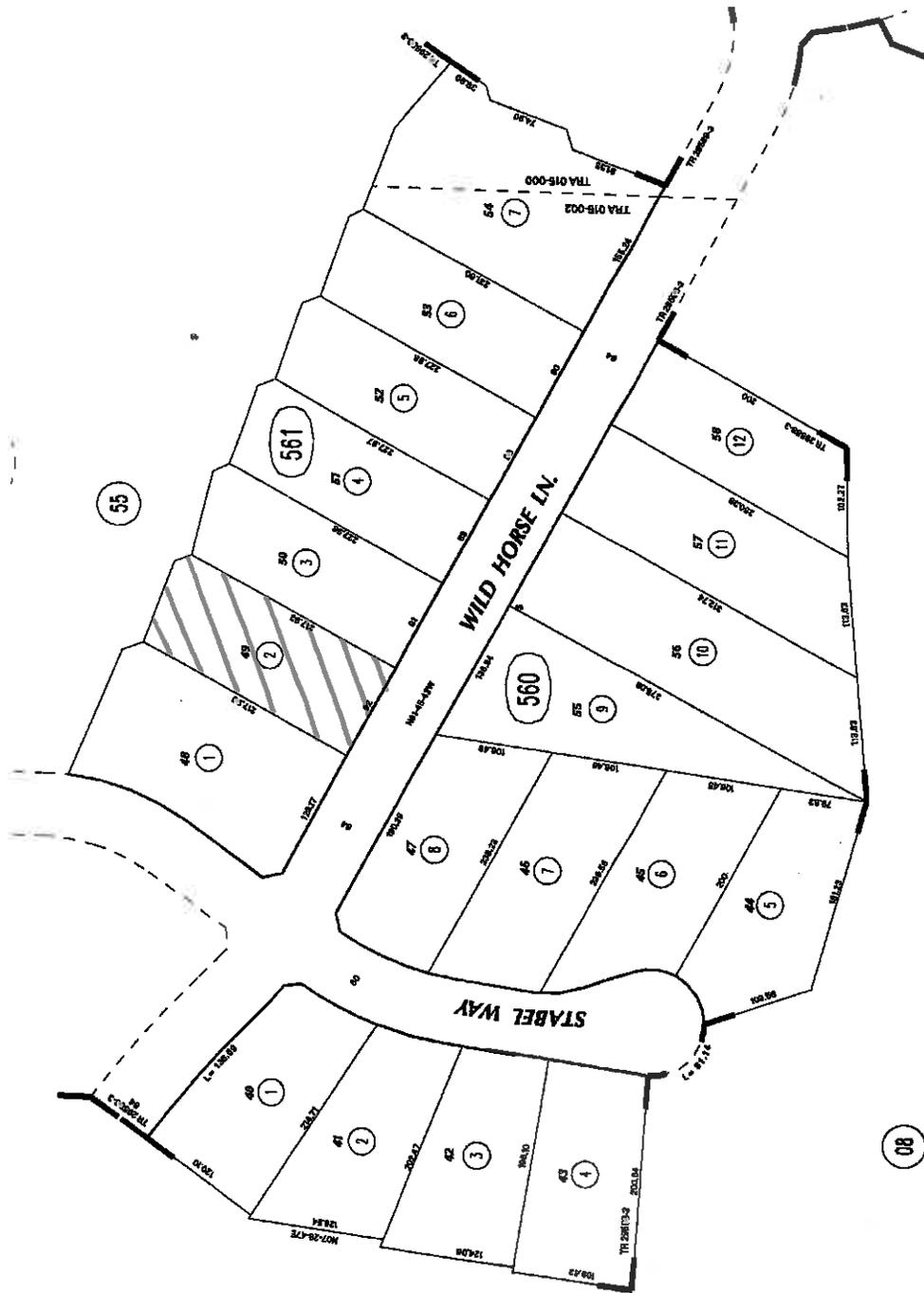
SEC. 8 T. 3S., R. 6W
CITY OF NORCO

T.R.A. 015-000
015-002

123-56
123-08



1" = 100'
ANGLE = 0



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: December 11, 2013

SUBJECT: Site Plan 2013-24 (Giovanetti): A request for approval to allow a detached accessory building consisting of an 864 square-foot barn at 3017 Ponderosa Lane located within the A-1-20 (Agricultural Low-Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-50 approving Site Plan 2013-24.

Site Plan 2013-24 is a request for approval to allow a detached accessory building consisting of a 864 square-foot barn at 3017 Ponderosa Lane located within the A-1-20 zone (ref. Exhibit "A" – Location Map). The property consists of .59 acres/25,700 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map).

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

The barn exists on the property, but without building permits. This application is a result of a Code Compliance Case, which has required that the property owner obtain required permits on the subject structure. Site plan approval by the Planning Commission is the first approval required (to be followed by a building permit application) in the pursuit of obtaining the required permits for the structure. The building consists of a galvanized tube frame with wood siding (ref. Exhibit "E" – Aerial and Site Photos).

The following is required of accessory buildings in the A-1-20 Zone:

- A minimum setback of 5 feet from side or rear property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 12 feet as measured from grade to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 25,700 square feet, and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is about 16%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the**

RESOLUTION 2013-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 864 SQUARE-FOOT BARN AT 3017 PONDEROSA LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2013-24.

WHEREAS, ROBERT AND SANDIE GIOVANNETTI 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 3017 Ponderosa Lane (APN 123-050-020).

WHEREAS, at the time set; at 7 p.m. on December 11, 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 Norco Municipal Zoning Ordinance and the General Plan.

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 11, 2013 that the application for Site Plan 2013-24 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and "D" – Building Elevations and Floor Plan dated October 24, 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 for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation business shall not be permitted from the subject building.
9. 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 2013-50
Page 4
December 11, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

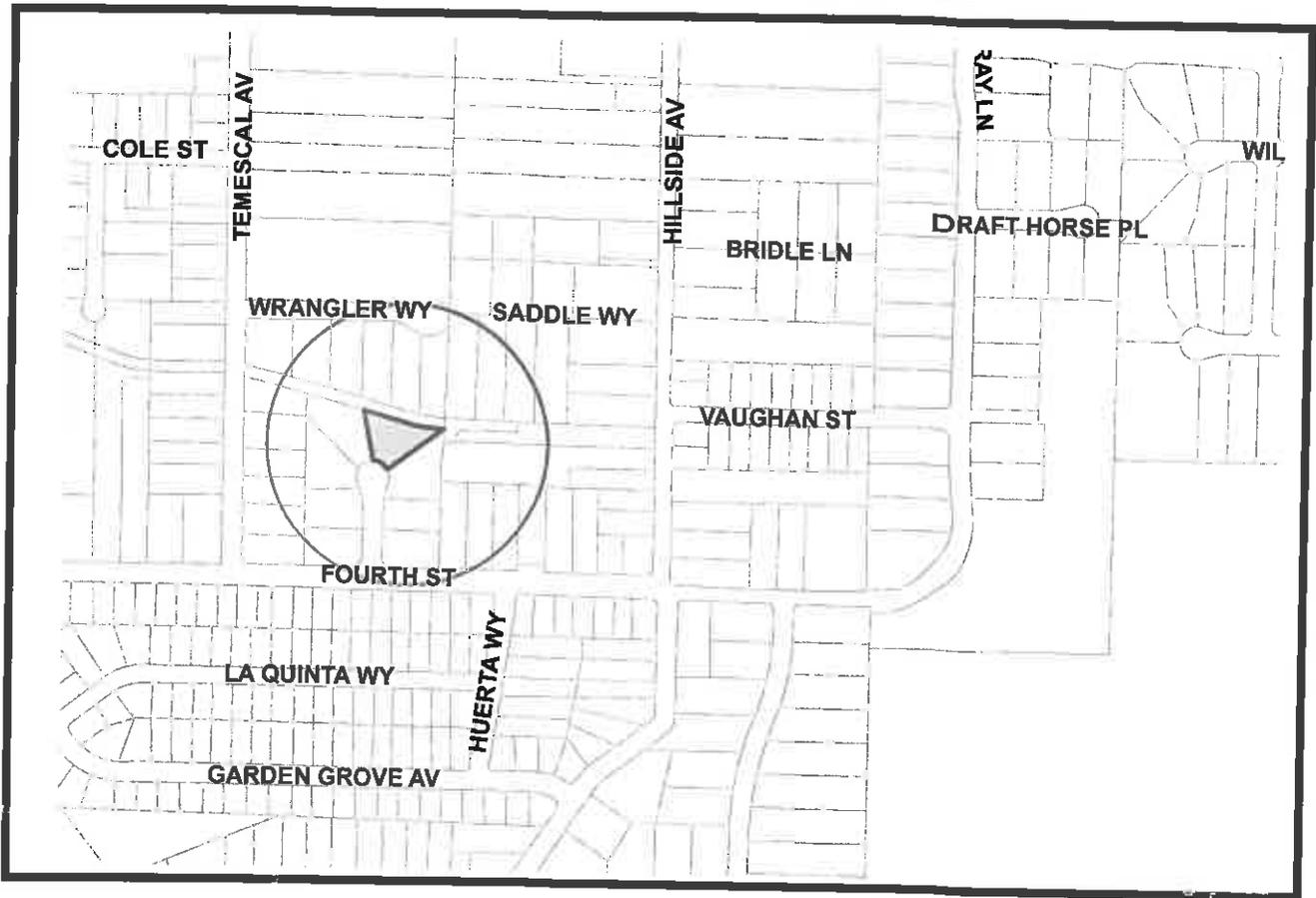
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held December 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-24
APPLICANT: Robert and Sandie Giovanetti
LOCATION: 3017 Ponderosa Lane

Exhibit "A"

ASSESSOR'S PARCEL MAP

9-16-1
T.R.A. DIS-007 123-05

POR. NW 1/4 SEC. 8 T.35.S. R.6 W.
(FOR. CITY OF NORCO)

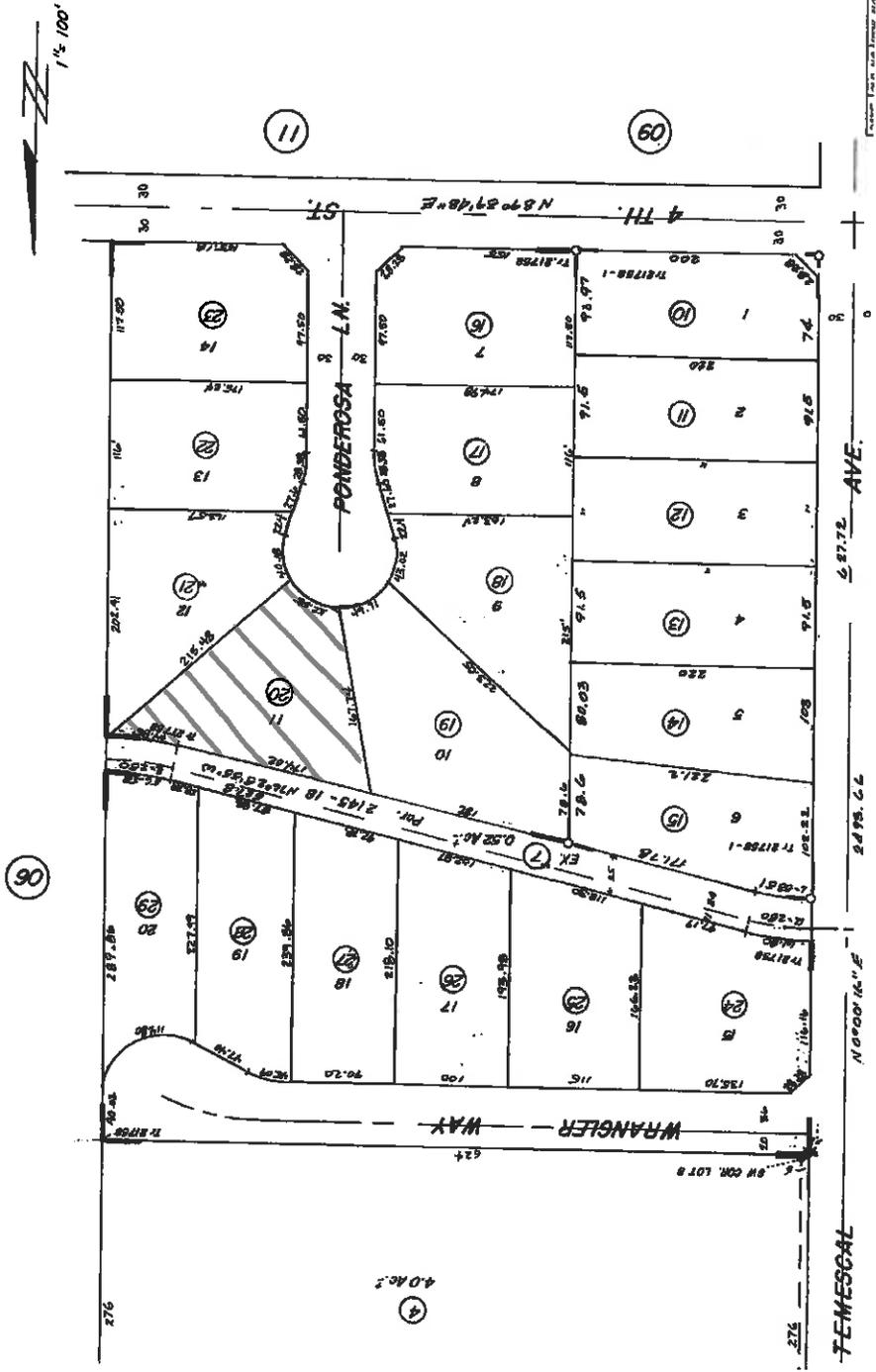


Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: December 11, 2013

SUBJECT: Site Plan 2013-25 (McLuckey): A request for approval to allow an accessory building consisting of a 400 square-foot freestanding patio cover at 3498 California Avenue located within the A-1-20 (Agricultural Low-Density) zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2013-53 approving Site Plan 2013-25.

Site Plan 2013-25 is a request for approval to allow an accessory building consisting of a 400 square-foot freestanding patio cover at 3498 California Avenue located within the A-1-20 zone (ref. Exhibit "A" – Location Map). The property consists of 1.57 acres/68,389 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed patio cover are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations). The building is proposed to consist of block pilaster posts, with a roof to complement the existing house.

The following is required of accessory buildings in the A-1-20 Zone:

- The minimum setbacks of 5 feet from side or rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 10 feet as measured to the peak of the roof (note: building height is at the bottom of Exhibit "C" – Site Plan).**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 68,389 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is about 12%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 18 animal units would be allowed which would require an open area of at least 10,368 square feet. There is an open area on the property of over 10,368 square feet at the rear of the property where highlighted on the site plan. The property and location of the open animal area are conducive to animal-keeping.**

RESOLUTION 2013-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 400 SQUARE-FOOT FREESTANDING PATIO COVER AT 3498 CALIFORNIA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2013-25.

WHEREAS, DEREK MCLUCKEY 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 3498 California Avenue (APN 133-310-018).

WHEREAS, at the time set; at 7 p.m. on December 11, 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 Norco Municipal Zoning Ordinance and the General Plan.

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 11, 2013 that the application for Site Plan 2013-25 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations dated October 28, 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. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. 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 2013-53
Page 4
December 11, 2013

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 11, 2013.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

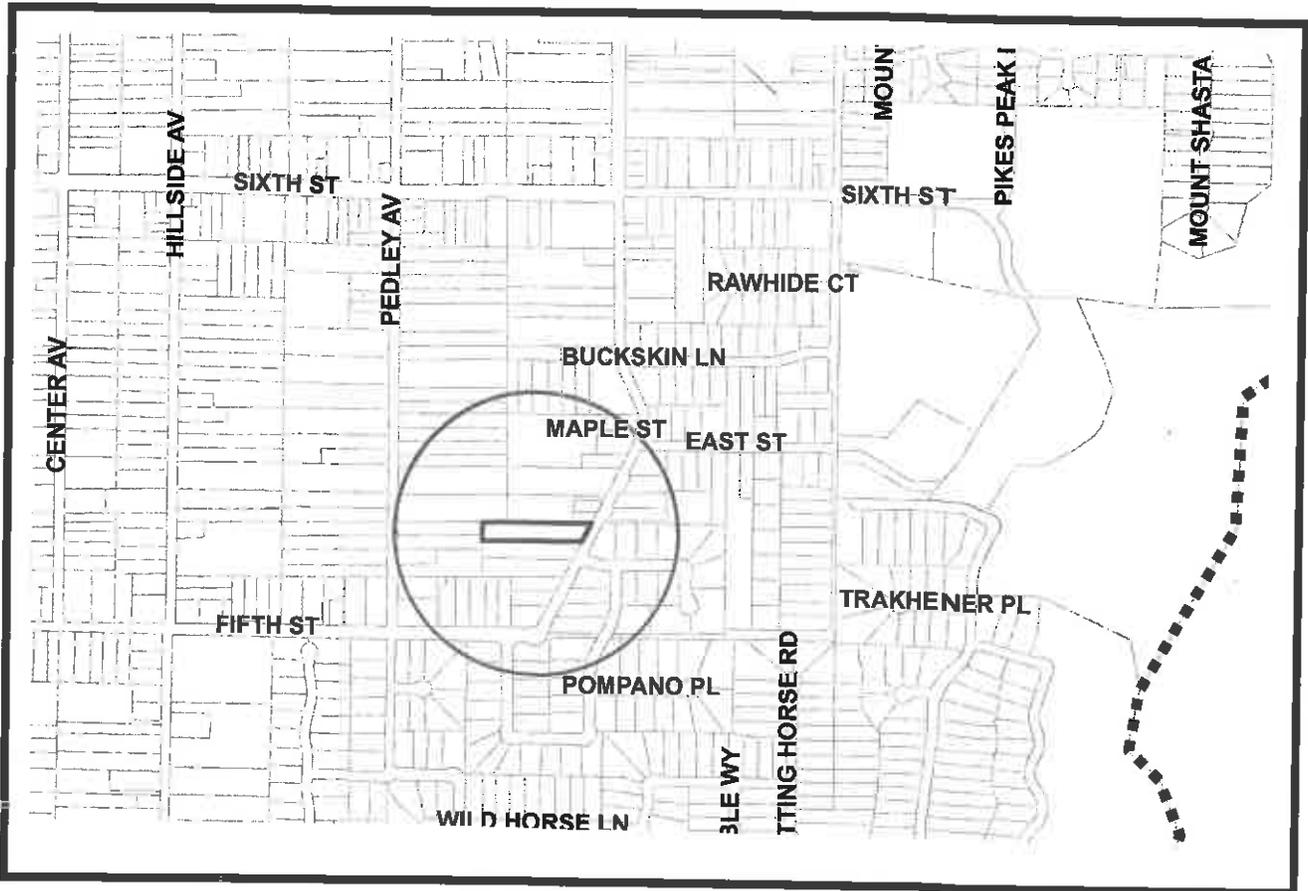
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held December 11, 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-25
APPLICANT: Derek McLuckey
LOCATION: 3498 California Avenue

Exhibit "A"

- MASONRY**
1. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA MASONRY MANUAL, 1995 EDITION, UNLESS OTHERWISE SPECIFIED.
 2. ALL MASONRY SHALL BE CONSTRUCTED WITH TYPE S MORTAR.
 3. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 6. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 7. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 8. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 9. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 10. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- SPECIAL INSULATION**
1. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- REINFORCING BARS**
1. ALL REINFORCING BARS SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL REINFORCING BARS SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL REINFORCING BARS SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
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 5. ALL REINFORCING BARS SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- CONCRETE**
1. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- WATER PROOFING**
1. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- FINISHES**
1. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MASONRY MANUAL, 1995 EDITION, UNLESS OTHERWISE SPECIFIED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MASONRY MANUAL, 1995 EDITION, UNLESS OTHERWISE SPECIFIED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MASONRY MANUAL, 1995 EDITION, UNLESS OTHERWISE SPECIFIED.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MASONRY MANUAL, 1995 EDITION, UNLESS OTHERWISE SPECIFIED.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MASONRY MANUAL, 1995 EDITION, UNLESS OTHERWISE SPECIFIED.

- CONCRETE**
1. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL CONCRETE SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

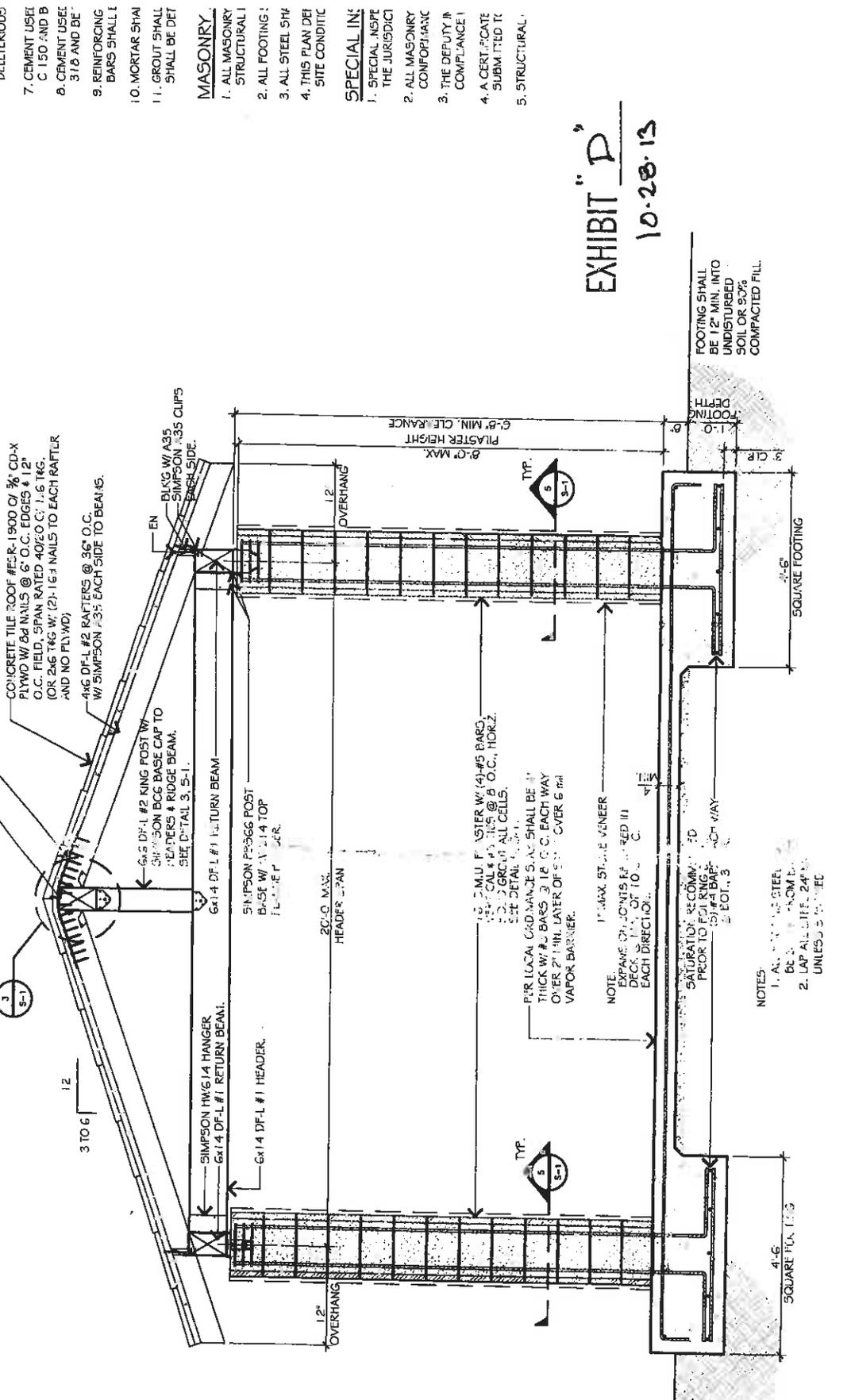
- WATER PROOFING**
1. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL WATER PROOFING SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

- FINISHES**
1. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 2. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 3. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 4. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
 5. ALL FINISHES SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

SCALE: 1/2" = 1'-0"

DETAIL I: FRAMING PLAN

3498 CALIFORNIA



SEISMIC PAT O COVER LOAD

PILASTER SEISMIC LOAD

12" OVERHANG

20'-0" MAX. HEADER SPAN

12" OVERHANG

9'-0" MAX. PLASTER HEIGHT

6'-8" MIN. CLEARANCE

4'-6" SQUARE FOOTING

4'-6" SQUARE FOOTING

FOOTING SHALL BE 12" MIN. INTO UNDISTURBED SOIL OR 50% COMPACTED FILL

NOTES:

1. ALL MASONRY SHALL BE CONSTRUCTED WITH TYPE S MORTAR.
2. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
3. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
4. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.
5. ALL MASONRY SHALL BE CONSTRUCTED WITH 100% PORTLAND CEMENT MORTAR.

EXHIBIT "D"

10-28-13