



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION



**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE**  
**REGULAR MEETING**  
**APRIL 9, 2014**

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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. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
  - ❖ Minutes of Regular Meeting on March 12, 2014**Recommended Action: Approval** (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
  - A. **Conditional Use Permit 2014-07/Variance 2014-03 (AT&T Mobility):** A request for approval to allow an unmanned wireless telecommunication facility to consist of a 78-foot tall freestanding pole designed as a ball field light that will hold wireless antennas, and the required ground level associated support equipment at Parmenter Park located at 2760 Reservoir Drive within the OS (Open Space) Zone. The variance is

requested to allow the pole to exceed the maximum height of 50 feet permitted by the Norco Municipal Code. **Recommended Action: Approval** (Senior Planner)

- B. **Conditional Use Permit 2014-08 (First Southern Baptist of Anaheim):** A request for approval to allow a church within Unit "D" of an existing shopping center building located at 2395 Hamner Avenue located within the C-G (Commercial General) Zone. **Recommended Action: Approval** (Senior Planner)
- C. **Conditional Use Permit 2014-09 (Sparks):** A request for approval to allow four additional dogs at 5053 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

5. BUSINESS ITEMS:

- A. Appoint one Planning Commission Member to the Ad-Hoc Committee to Review the City's Future Infrastructure and Funding Needs. **Recommended Action: Appoint one Member to the Ad-Hoc Committee** (City Manager)
- B. **Site Plan 2013-19 (S&S Venues) Modification 1:** Request to modify the approved elevations for a restaurant conversion of an existing building located at 2895 Hamner Avenue in the C-G (Commercial General) Zone. **Recommended Action: Approval** (Planning Director)
- C. **Appeal 2014-01 (Atlas Pet Hospital Sign):** An appeal of staff's denial of a sign permit to modify and replace an existing pole sign located at 1560 Hamner Avenue. (Planning Director)
- D. **Site Plan 2014-09 (American Home Remodeling Inc):** A request for approval to allow two accessory building consisting of a 162 square-foot freestanding solid patio cover and a 264 square-foot freestanding lattice patio cover at 1144 Thoroughbred Lane. located within the Norco Hills Specific Plan (NHSP). (Senior Planner)

6. DISCUSSION ITEMS:

None

7. CITY COUNCIL MINUTES:

- City Council Regular Meeting Minutes of March 5, 2014
- City Council Special Meeting Minutes of March 7, 2014
- City Council Regular Meeting Minutes of March 19, 2014

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  
MARCH 12, 2014

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

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

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 February 12, 2014
  - ❖ Minutes of Special Meeting Workshop on February 26, 2014**Recommended Action: Approval** (Deputy City Clerk)

**M/S Leonard/Hoffman** to approve the minutes of Planning Commission Regular Meeting of February 12, 2014, and Special Meeting Workshop of February 26, 2014 as written.

**AYES: Hedges, Leonard, Henderson, Hoffman Motion Passed**

**ABSTAIN: Jaffarian**

4. PUBLIC HEARINGS:

- A. **Variance 2014-01** (LaFayette): A request for a variance on the 60-foot rear yard setback requirement in Norco Municipal Code Section 18.13.16 (C) "Rear Yard", to allow an addition to an existing residence to be a minimum of five feet from the rear yard. The existing residence is located at 4250 California Avenue 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 noted the special characteristics within the property to allow this variance. Staff recommends approval.

**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/Henderson** to adopt Resolution 2014-19, to approve Variance 2014-01, to allow a variance from the 60-foot rear yard setback requirement of the Norco Municipal Code Section 18.13.16(c) "Rear Yard", to allow an addition to the existing residence to be a minimum of five feet from the rear property line at 4250 California Avenue.

**AYES: Unanimous Motion Passed**

- B. **Conditional Use Permit 2014-04** (Evans): A request for approval to allow a detached accessory building consisting of a 1,500 square-foot recreational vehicle (RV) garage at 1350 Fourth Street located within the A-1-20 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 Board had no concerns upon review. Staff recommends approval

**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 Henderson/Jaffarian** to adopt Resolution 2014-13, to approve Conditional Use Permit 2014-04, to allow a detached accessory building consisting of a 1,500 square-foot recreational vehicle (RV) garage at 1350 Fourth Street.

**AYES: Unanimous Motion Passed**

- C. **Conditional Use Permit 2014-05** (Wilson): A request for approval to allow an accessory building consisting of a 924 square-foot garage at 3141 Cavaletti Lane located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that a condition was added, per the Architectural Review Board, noting that the new building be compatible with the existing residence and surrounding area. She added that all other minimum requirements have been met. Staff recommends approval.

Senior Planner Robles confirmed for Vice Chair Leonard that access to the proposed accessory building is from the front of the property. A 15-foot setback in the side yard is standard. She also confirmed that the existing patio will be taken down.

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

**Lowell Wilson:** Mr. Wilson answered questions from the Commission Members, including the size of the Primary Animal Keeping Area (PAKA), the permitted retaining wall, and the ramp grade to the PAKA. He reiterated that the existing patio, built by the previous owner without a permit, will be taken down, and he will make the changes to the proposed accessory building plan so that it matches the house.

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

Vice Chair Leonard stated that upon driving by the property the PAKA did not appear to be at its original size, adding that he cannot approve this request unless a third party surveyor is retained to verify that the building is where it should be and the dimensions of the PAKA are at its original size.

Member Hoffman stated he also has concerns regarding the PAKA, adding that he cannot approve this project until the patio is taken down and the plan modifications of the exterior of the structure is presented.

Member Jaffarian stated, for the benefit of the public and other Members, that the Planning Commission is not a punitive body but a permissive body and can approve/allow for things that are acceptable. He made the following suggestions to modify/add to the conditions, modify Condition 13 to state that the accessory building is built to be compatible with the home and area, add a condition to note that there is no access from Wildhorse Lane, add a condition that a full 15-foot clear access to the PAKA at a slope consistent with the property and add a condition to note that the existing non-permitted patio is removed. He noted that the PAKA is a titled component of the property, and asked that when the Building Department does its final inspection that the PAKA size be checked to verify that its original size has been maintained.

Member Henderson agreed with Member Jaffarian's remarks, noting that if the PAKA matches the plat then nothing more can be done.

Chair Hedges also agreed with the conditions suggested by Member Jaffarian. She stated that although the PAKA is not within the Commission's purview, since it seems to have been changed, a condition needs to be added to have it surveyed to verify its size.

Further discussions continued regarding suggestions made and PAKA concerns.

**M/S Jaffarian/Henderson** to approve Resolution 2014-14, to approve Conditional Use Permit 2014-05, to allow an accessory building consisting of a 924 square-foot garage at 3141 Cavaletti Lane, amending Condition 3 to include PAKA verification, add Condition 14 to note no access to the building from/to Wildhorse Lane, add Condition 15 that the 15-foot access clearance is confirmed, and add Condition 16 to note that the existing non-permitted patio be removed.

**Under discussion:**

Vice Chair Leonard cannot approve unless a professional verifies the PAKA size.

Member Hoffman wants records checked to verify the retaining wall and the PAKA size.

Chair Hedges agreed with a professional inspection of the retaining wall and the PAKA.

Substitute **M/S Leonard/Hedges** to add a condition for a professional to verify the square footage of the PAKA.

**Under discussion:**

Member Jaffarian noted that the retaining wall is not the subject of this conditional use permit, adding that the wall was permitted and approved, this would be an undue burden to the homeowner.

All motions were withdrawn.

**M/S Jaffarian/Henderson** to adopt Resolution 2014-14, to approve Conditional Use Permit 2014-05, to allow an accessory building consisting of a 924 square-foot garage at 3141 Cavaletti Lane, amending Condition 3 to include PAKA verification and if modified that it be restored to its original square footage adjacent to the existing PAKA, add Condition 14 to note no access to the building from/to Wildhorse Lane, add Condition 15 that the 15-foot access clearance is confirmed, and add Condition 16 that the existing non-permitted patio be removed.

**AYES: Unanimous Motion Passed**

- D. **Variance 2014-04** (Moreno): A request for a variance to the 5-foot side yard setback, the 25-foot yard setback, and 10-foot building separation requirements of the Norco Municipal Code to allow an addition to an existing residence located at 3050 Corona Avenue in the A-1-20 (Agricultural Low Density) Zone.

**Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. All standards are met. Staff recommends approval.

**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.**

Commission Member Henderson disclosed that he is an adjoining neighbor, and has had discussions with Mr. Moreno about his plans.

**M/S Jaffarian/Henderson** to adopt Resolution 2014-15, to approve Variance 2014-04, to allow a variance from the Norco Municipal Code, Section 18.13.16 "Yard Spaces" and Section 18.13.22 "Distance Between Buildings" to reduce setback and building distance requirements for a proposed expansion to an existing residence located at 3050 Corona Avenue.

**AYES: Unanimous Motion Passed**

- E. **Variance 2014-02** (Emery): A request for a variance to encroach 20 feet into the 60-foot rear yard setback that was originally approved with Variance 2000-12 to allow the construction of an attached patio cover at 2398 Buckboard Lane in the A-1-20 (Agricultural Low Density) zone. **Recommended Action: Approval** (Planning Director)

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

**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 Henderson/Jaffarian** to adopt Resolution 2014-16, to approve Variance 2014-02, to allow a variance from Norco Municipal Code, Section 18.13.16 "Yard Spaces" to reduce the rear yard setback requirement for a proposed attached covered patio to an existing residence located at 2398 Buckboard Lane.

**AYES: Unanimous Motion Passed**

- F. **Conditional Use Permit 2001-18, Modification No.1** (Bright Beginning Christian Academy): A request for approval to allow a preschool within an existing church located at 1769 Western Avenue in the A-1-20 zone.  
**Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He provided some background of the original approval, which was for two phases, first the church, followed by the second phase to be offices and classrooms. He noted that a condition stated that if the second phase was not built within one year of the approval it had to come back to the Planning Commission. Instead of a church school, a separate request was submitted to run a preschool, with a 2 to 4 days schedule for approximately 84 students. Staff recommends approval.

In response to the Commission, Director King stated that a public hearing notice was mailed out to all neighbors as required for all public hearing items, all original conditions have been complied with, and that staff will issue a resolution for the pre-school only which will include all the same conditions of the original approval for the Church.

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

**Drena Rogers:** Ms. Rogers stated that the projected hours will not conflict with the existing schools across the street, assuring the Commission that any outdoor activity will not disturb neighboring properties as the area is away from them.

**Linda Dixon:** Ms. Dixon stated that the church has been a good neighbor. She noted some concern with traffic due to the already two existing schools across the street.

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

**M/S Henderson/Jaffarian** to adopt Resolution 2014-17, to approve Conditional Use Permit 2001-18, Modification 1, to supersede Resolution 2002-23, to allow a pre-school to operate in an existing church facility at 1767 Western Avenue. Add limit no. of students.

**Under discussion:**

Vice Chair Leonard also concerned with traffic, he suggested that the school add a crossing guard.

**AYES: Unanimous**

**Motion Passed**

5. BUSINESS ITEMS:

- A. **Site Plan 2014-08** (MacInnes): A request for approval to allow an accessory building consisting of a 420 square-foot detached garage at 1841 Valley View 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/Hoffman** to adopt Resolution 2014-18, to approve Site Plan 2014-08, to allow an accessory building consisting of a 420 square-foot detached garage at 1841 Valley View Avenue.

**AYES: Unanimous Motion Passed**

6. CITY COUNCIL MINUTES: **Received and Filed**

- City Council Special Meeting Minutes of January 27, 2014
- City Council Regular Meeting Minutes of February 5, 2013
- City Council Special Meeting Minutes of February 18, 2014
- City Council Regular Meeting Minutes of February 19, 2014

7. PLANNING COMMISSION:

- A. Oral Reports from Various Committees: **NONE**
- B. Request for Items on Future Agenda (within the purview of the Commission): **NONE**

8. ADJOURNMENT: Chair Hedges adjourned the meeting at **8:25 PM**

Respectfully submitted,

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Steve King  
Secretary  
Planning Commission

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**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** April 9, 2014

**SUBJECT:** **Conditional Use Permit 2014-07/Variance 2014-03 (AT&T Mobility):** A request for approval to allow an unmanned wireless telecommunication facility to consist of a 78-foot tall freestanding pole designed as a ball field light that will hold wireless antennas, and the required ground level associated support equipment at Parmenter Park located at 2760 Reservoir Drive within the OS (Open Space) Zone. The variance is requested to allow the pole to exceed the maximum height of 50 feet permitted by the Norco Municipal Code.

**RECOMMENDATION:** Adopt Resolution 2014-23, approving Variance 2014-03 and adopt Resolution 2014-24 approving Conditional Use Permit 2014-07.

**SUMMARY:** Conditional Use Permit 2014-07 and Variance 2014-03 is a request for approval to allow a unmanned wireless telecommunication facility to consist of a free-standing pole, designed to function as a ball field light pole, with antennas and with ground level equipment at the Parmenter park located at 2760 Reservoir Drive (ref. Exhibit "A" – Location Map).

**SITE DESCRIPTION:** The project site is an irregular-shaped parcel consisting of about 3.78 acres, having a frontage on the north side of Reservoir Drive of about 293 feet and a maximum depth of about 529 feet (ref. Exhibit B – APN Map).

The site is presently developed as a park which consists of a baseball field, wooded light poles, a parking lot, associated accessory structures/facilities and open space areas. There is a dedicated horse trail in front of the project site and the required street improvements are existing (ref. Exhibit "C" – Aerial and Site Photos).

The site is surrounded by A-1-20 zoning on the north, east, and west sides, and R-1-10 zoning to the south across the street.

**PROJECT DESCRIPTION:** This project is a request for approval to allow an unmanned wireless telecommunication facility at Parmenter Park that is proposed to consist of a 78-foot tall freestanding pole designed to function as a ball field light pole, and with antennas. The project also includes the installation of support equipment on the ground

that will be enclosed within a 440 square-foot equipment shelter/enclosure to be constructed by the applicant (ref. Exhibit "D" – Site Plan and Elevations and Exhibit "E" – Photo Simulations).

The pole will be located in center right field, and will replace one of the existing wooden light poles, currently at about 56 feet in height. The pole will be designed to meet the new park light standard (Musco Light Poles) which is an athletic/sports field light design standard that includes a metal pole. New field lights will be installed at a height of approximately 60 feet on the new pole. Three sectors with four eight-foot tall panel antennas on each sector (total of 12 antennas), will be mounted on the pole above the light fixtures.

The equipment shelter is proposed towards the southeast corner of the park, 10 feet away from an existing restroom building and proposed to match the rest room building in color and materials. In addition to housing equipment for the proposed use, the new building will also provide an indoor storage unit for park related uses.

The proposed wireless telecommunications facility is unmanned and is designed for automatic operation with remote monitoring, with visits approximately once a month, by a field technician for routine maintenance and testing. As such, the proposed use will produce minimal impacts (if any) to local streets.

The height of the proposed pole exceeds the maximum allowed height of 50 feet for telecommunications facilities. The maximum height of the pole as measured to the top of the antennas is 78 feet. Concurrent with the subject conditional use permit, a variance is being requested to allow the pole to have a maximum height of 78 feet. The justification for the variance will be discussed in the evaluation part of this report.

The design and location of the proposed telecommunication facility is a result of approvals from the Parks, Recreation and Community Service Department. Conditions from this department have been included in the conditions of approval for the project. The lease agreement between the applicant and the City to install the project on City property will be reviewed and approved by the City Council following this approval.

**ENVIRONMENTAL REVIEW:** The project has been determined by staff to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32 (Infill Development Projects).

**EVALUATION/DISCUSSION:** To approve the requested conditional use permit, the Planning Commission must find that the proposed use will be compatible with the surrounding area, and will not adversely affect the General Plan or general welfare of the residents in the area.

Design requirements in the Norco Municipal Code for freestanding antennas assist in minimizing the negative impact of these structures and as such, help ensure compatibility with the surrounding area. The Code requires that wireless telecommunication facilities be designed to blend into the surrounding environment. The proposed project has been designed to meet this criterion, as it will serve as a light pole for an existing neighborhood park.

The location and design of the telecommunication facility helps minimize the visual impact to surrounding properties and public right-of-way. The proposed design is the optimal alternative for designing freestanding antennas, as the proposed design will function as a ball field light pole for the park. In addition, the new Musco light pole standard is designed so that lighting is directed towards the park and away from surrounding properties. With the new standard, light spillage can be controlled substantially more than with the existing wooden poles.

As proposed and conditioned, the project meets all of the minimum Norco Municipal Code requirements (i.e., setbacks, lot, etc.) and standards for development in the OS zone, with the exception of height for which a variance is being requested.

Variance: The height of the proposed light pole exceeds the maximum allowed height of 50 feet for a telecommunication facilities. Concurrent with this conditional use permit, a variance is being requested to allow the pole to have a maximum height of about 78 feet, as measured to the top of the antennas. As noted, the proposed pole will replace one of the existing wooden light poles. Light fixtures will be mounted at the height of approximately 60 feet and the antennas will be mounted above the light fixtures.

The site was chosen due to its location within the existing telecommunications network for the purpose of optimizing coverage. A 78-foot high pole has been determined to be the minimum necessary to allow for adequate lighting for the ball field, and at the same time provide the minimum height necessary to allow the transmission of radio signals for the service area.

Prior to granting any variance, the following findings are required to be made and addressed:

1. *There are special characteristics attached to the subject property, which do not generally apply to other properties in the area.*

The property being utilized is a city park, which is a land use that is unique in the midst of a residential area. This park is primarily used as a baseball field with light poles that are at a height needed to adequately light up the park's fields at night. The

existing park and its necessary facilities (i.e., freestanding light poles) creates a unique environment where a telecommunications facility can be developed to function as a ball field light pole. The proposed telecommunication facility will consist of a 78-foot tall pole designed as a field light and that will hold an array of wireless antennas. The 78-foot height is necessary to provide proper lighting for the park, as well as adequate transmission of communication signals for the service area, given the topography of the area.

2. *Granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code.*

The variance is necessary to avoid practical difficulty and undue hardship, for without the variance, the provider of the wireless service would have to build a separate antenna tower at the subject location which would be intrusive at this site. The proposed height is required to provide adequate lighting for the park, and to maximize wireless services in the area. Furthermore, the Zoning Ordinance provides for the use in the proposed location and it encourages the use of existing structures, co-locations, and new facilities that minimize visual impacts and blend with the surrounding environment. The proposed facility, while not limiting the rights and privileges of other properties, will provide wireless telecommunication coverage and capacity while meeting the objectives of the Zoning Ordinance.

3. *Granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare.*

The granting of the variance would not result in prejudice to other properties in the vicinity and would not give a special privilege to the subject property, since the design analysis/height is determined by the maximum coverage that is a factor of topography and terrain features and existing potential co-location facilities within the service area. The location of the proposed communications facility will not significantly impact the current use of the property, since it will serve as a ball field light pole for the park and will facilitate continual use of the park. Due to the design of the telecommunication facility, the impact to surrounding properties will be less than significant. In addition, the granting of the variance will not be detrimental to the public health, safety, or welfare, as the applicant will be required to obtain building permits for all construction improvements.

4. *Granting of the variance will not be detrimental or contrary to the General Plan.*

The granting of such a variance will not be contrary to the objectives of the General Plan and Zoning Ordinance since the Zoning Code permits this land use on the subject property with a conditional use permit and the Zoning Code is consistent with



## **RESOLUTION NO. 2014-23**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE TO ALLOW AN 78-FOOT HIGH POLE THAT EXCEEDS THE MAXIMUM HEIGHT OF 50 FEET DESIGNED AS A FIELD LIGHT FOR A WIRELESS TELECOMMUNICATION FACILITY, AT PARMENTER PARK LOCATED AT 2760 RESERVOIR DRIVE IN THE OS (OPEN SPACE ) ZONE. VARIANCE 2014-03**

WHEREAS, AT&T submitted an application to the City of Norco, California, for a variance under provisions of Title 18 of the Norco Municipal Code, on property generally described as:

Lot 9 in Block 3 of Hilldale Tract, as shown by Map on File in Book 12 Page 73 of Maps, records of Riverside County, California,

More generally described as an irregular-shaped area of about 3.78 acres, having a frontage of about 293 feet on the north side of Reservoir Avenue, having an maximum lot depth of about 529 feet and being further identified as 2760 Reservoir Drive, Parmenter Park (Assessor's Parcel Number 127-290-005); and

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on April 9, 2014 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

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

WHEREAS, at the time and place set, said Planning Commission did hold a public hearing to consider the aforesaid variance and did receive both oral and written testimony pertaining to the said application; and

WHEREAS, the proposed variance on file with the Planning Department is consistent with the City's General Plan; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project in conjunction with related Conditional Use Permit 2014-07 is categorically exempt from environmental assessment, and

WHEREAS, after the close of said hearing and deliberation, the Planning Commission did find and determine by formal action based on the evidence presented to the Commission during the said hearing as follows:

I. FINDINGS:

A. The property being utilized is a city park, which is a land use that is unique in the midst of a residential area. This park is primarily used as a baseball field with light poles that are at a height needed to adequately light up the park's fields at night. The existing park and its necessary facilities (i.e., freestanding light poles) creates a unique environment where a telecommunications facility can be developed to function as a ball field light pole. The proposed telecommunication facility will consist of a 78-foot tall pole designed as a field light and that will hold an array of wireless antennas. The 78-foot height is necessary to provide proper lighting for the park, as well as adequate transmission of communication signals for the service area, given the topography of the area.

B. The variance is necessary to avoid practical difficulty and undue hardship, for without the variance, the provider of the wireless service would have to build a separate antenna tower at the subject location which would be intrusive at this site. The proposed height is required to provide adequate lighting for the park, and to maximize wireless services in the area. Furthermore, the Zoning Ordinance provides for the use in the proposed location and it encourages the use of existing structures, co-locations, and new facilities that minimize visual impacts and blend with the surrounding environment. The proposed facility, while not limiting the rights and privileges of other properties, will provide wireless telecommunication coverage and capacity while meeting the objectives of the Zoning Ordinance.

C. The granting of the variance would not result in prejudice to other properties in the vicinity and would not give a special privilege to the subject property, since the design analysis/height is determined by the maximum coverage that is a factor of topography and terrain features and existing potential co-location facilities within the service area. The location of the proposed communications facility will not significantly impact the current use of the property, since it will serve as a ball field light pole for the park and will facilitate continual use of the park. Due to the design of the telecommunication facility, the impact to surrounding properties will be less than significant. In addition, the granting of the variance will not be detrimental to the public health, safety, or welfare, as the applicant will be required to obtain building permits for all construction improvements.

D. The granting of such a variance will not be contrary to the objectives of the General Plan and Zoning Ordinance since the Zoning Code permits this land use on the subject property with a conditional use permit and the Zoning Code is consistent with the General Plan. The City's General Plan encourages and allows for diverse uses in the OS zone where minimal impacts are created by their respective operations. The granting of the variance will not be detrimental to the overall public health, safety, and welfare because this type of facility creates few impacts to surrounding properties. The proposed facility creates no noticeable noise or traffic impacts. The facility requires no public services except electricity and telephone. Furthermore, the General Plan promotes public utilities as well as public health and safety within its goals and objectives. The proposed project meets these objectives by providing wireless telecommunication services to residents and public agencies like police and fire departments, as well as other emergency personnel

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled April 9, 2014 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Elevations dated January 30, 2014 incorporated herein by reference, and on file with the Planning Division. Development shall remain 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 becomes effective.
3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code 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. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.

6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Department.
8. The variance granted allows for a light pole as part of a telecommunications facility, with a maximum height of 78 feet.
9. This variance is subject to the approval of and compliance with Conditional Use Permit 2014-07.
10. Approval of this variance and related Conditional Use Permit 2014-07 is subject to an approval of a lease agreement between the City and the applicant.

##

Resolution No. 2014-23  
Page 5  
April 9, 2014

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 9, 2014 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

## **RESOLUTION NO. 2014-24**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY TO CONSIST OF A 78-FOOT TALL FREESTANDING POLE, DESIGNED TO FUNCTION AS A BALL FIELD LIGHT POLE, WITH ANTENNAS AND WITH GROUND LEVEL EQUIPMENT IN A 440 SQUARE-FOOT SHELTER, AT PARMENTER PARK LOCATED AT 2760 RESERVOIR DRIVE IN THE OS (OPEN SPACE) ZONE. CONDITIONAL USE PERMIT 2014-07**

WHEREAS, AT&T MOBILITY submitted an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code on property generally described as:

Lot 9 in Block 3 of Hilldale Tract, as shown by Map on File in Book 12 Page 73 of Maps, records of Riverside County, California,

More generally described as an irregular-shaped area of about 3.78 acres, having a frontage of about 293 feet on the north side of Reservoir Avenue, having an maximum lot depth of about 529 feet and being further identified as 2760 Reservoir Drive, Parmenter Park (Assessor's Parcel Number 127-290-005); and

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

WHEREAS, said application was scheduled for a public hearing on April 9, 2012; and

WHEREAS, at the time set at 7 p.m. on April 9, 2014 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested conditional use permit 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 has designated the site as a park, and the Open Space (OS) zoning designation of the site is consistent with the General Plan. The nature of the proposed land use is conditionally permitted in the zone and 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. The land use is passive and will not create any noticeable traffic, noise, induce growth, or impact facilities in any way.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area given that the proposed telecommunication facility is designed to blend in with the park environment. The proposed improvements will not inhibit or induce growth or development on any of the adjacent properties. The proposed facility will not create any other environmental impacts to the adjacent properties. The land use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets applicable development standards, except for the allowed height for which a variance is being processed concurrently with this application. The facility as conditioned and designed will minimize potential visual impacts.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. This unmanned facility will not impact local streets and highways. The facility only requires site access for service about once a month.

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Class 32 (Infill Development Projects).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled April 9, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section

18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Elevations dated January 30, 2014 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. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.
6. This is not approval to begin work. The applicant shall apply and obtain all necessary permits from the Building Department and pay all applicable City of Norco development fees prior to issuance of any permits.
7. The free-standing pole shall consist of a 78-foot tall pole designed as a light pole that will be equipped to hold sport field light fixtures and wireless antennas.
8. The applicant shall coordinate with the Parks, Recreation and Community Services Department the control of light spillage to where lighting is directed towards the park and away from surrounding properties. A photometric lighting plan shall be submitted for review and approval by the Planning Division.
9. 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 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.

10. Any future modification/co-location on the subject telecommunication facility shall first be approved by the Parks, Recreation and Community Services Department and then submitted to the Planning Division, and may require review and approval by the Planning Commission of an amendment to this permit.

11. This project shall only be served by underground utilities. All utility locations shall be incorporated into the public improvements plans and shall be prepared on standard size sheets by a registered civil engineer for approval by the City Engineer. A plan check deposit per sheet shall be posted prior to checking and standard fees paid prior to plan approval.

12. A City of Norco Public Works encroachment permit shall be taken out for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with, City Standards, and/or otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.

13. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20', unless approved differently.

14. If required by the Parks, Recreation and Community Services Department, a non-exclusive access easement (prepared by the applicant) shall be recorded on the property for access to the site for installation and maintenance of the proposed telecommunication facility. The applicant is responsible for securing this access easement. This access easement shall be recorded prior to the final building inspection of the telecommunication facility.

15. Construction of this project shall not interfere with usage of the horse trails near the project site. Any damage to the horse trails resulting from the proposed project shall be repaired by the applicant. Warning signs shall be posted when construction activity is to occur on or near the horse trails and if temporary closure of the horse trails is necessary.

16. The applicant shall meet all standards, requirements and conditions of the Planning, Fire, Engineering/Public Works, Building and Safety Divisions, the Parks, Recreation and Community Services Department, and all other applicable departments and agencies.

17. Any stop work order caused by failure to make application for building permits with the City of Norco will cause a revocation hearing to be agendized at the next regularly scheduled meeting of the Planning Commission.

18. No construction activity work shall be permitted before 7 a.m. or after 6 p.m. or on Saturdays, Sundays or holidays without prior written approval from the City Engineer. Construction shall be screened from the street and adjacent properties at all times. Furthermore, the applicant shall coordinate the installation/construction and maintenance of the subject facility with the Parks, Recreation and Community Services Department, to insure that there are no conflicts with scheduled recreational uses of the park.

19. This conditional use permit is subject to the approval of and compliance with Variance 2014-23.

20. Approval of this conditional use permit and related Variance 2010-03 is subject to an approval of a lease agreement between the City and the applicant.

21. The equipment enclosure building must be graffiti coated.

####

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 9, 2014 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** April 9, 2014

**SUBJECT:** **Conditional Use Permit 2014-08 (First Southern Baptist of Anaheim):** A request for approval to allow a church within Unit "D" of an existing shopping center building located at 2395 Hamner Avenue located within the C-G (Commercial General) Zone.

**RECOMMENDATION:** Adopt Resolution 2014-21 approving Conditional Use Permit 2014-08.

**SUMMARY:** This project is a request for approval to allow a church within an existing shopping center located at 2395 Hamner Avenue (ref. Exhibit "A" – Location Map).

**SITE DESCRIPTION:** The project property is an irregular-shaped area consisting of about 78,843 square feet and located at the southeast corner of Hamner Avenue and Third Street (ref. Exhibit "B" – APN Map). The site is currently developed with a 16,530 square-foot multi-tenant commercial/retail building and associated landscaping. A total of 107 on-site parking spaces exist for the entire center (ref. Exhibit "C" – Existing Site Plan and Exhibit "E" – Aerial Photo).

**PROJECT DESCRIPTION:** The Unit the church is proposed in consists of 1,100 square feet and would have 48 fixed seats (ref. Exhibit "D" – Proposed Floor Plan).

No exterior building and site improvements are proposed. Seating is proposed to be added, and minor interior Improvements to accommodate a church use in the proposed unit.

Church service hours are proposed on Sundays from 10:30 a.m. to 12 p.m. It is anticipated that an earlier service will also be made available in the future from 8:30 a.m. to 10:00 a.m.

**ENVIRONMENTAL REVIEW:** City staff has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 1 – Existing Facilities.

**ANALYSIS:** The subject property is located in the C-G (Commercial zone) in which a church is a conditionally permitted land use. With conditionally permitted land uses, the Commission must hold a public hearing to consider all aspects of the project. The Commission must consider whether the proposed land use will adversely affect the adjoining land uses and the growth and development of the area.

As noted, no new site improvements are being proposed with the subject application and none are required. Because no new site improvements are proposed, the only development standard that needs to be reviewed is parking. It needs to be determined if the existing parking spaces are sufficient to accommodate the proposed use.

With the development/establishment of churches, the main sanctuary (main congregating area) typically generates the largest amount of vehicular traffic. As such, parking requirements for a church are based on the seating for the sanctuary alone.

The Norco Municipal Code (NMC) requires one parking space for every three seats, fixed or otherwise, when calculating parking for a church. The proposed floor plan indicates a total of 48 fixed seats. Based on this amount of seating, a total of 16 parking spaces would be required.

Per the NMC, with the approval of the Planning Commission, parking can be shared when uses are not normally conducted during the same hours. There are eight business in the shopping center and three of those business do not open on Sunday. Attached for the Commissions review is a list of the operating hours for the existing businesses in the shopping center (ref. Exhibit "F" – Business Operating Hours for 2395 Hamner Ave).

The following is an analysis of the parking requirements for each business based on the hours of operation on Sunday. *(Note: the parking ratio for commercial, retail, offices (to include salons) is one parking space for every 250 square feet of gross floor area. The parking ratio for restaurants is one parking space for every 100 square feet of gross floor area.)*

Unit	Square feet	Open Sunday?	Required parking
Unit A and B (Crusty's Pizza - Restaurant)	2,450	yes	25
Unit C (CN Liquior - retail)	1,650	yes	7
Unit D (proposed church)	1,100	yes	16
Unit E (Tropical Rayz - Salon)	1,100	yes	4
Unit F (Affordable Cards and Comic - retail)	1,100	yes	4
Unit G (Definitons Massage - Salon)	1,100	no	0
Unit H (All Star Driving School - office)	1,100	no	0
Unit I (Definitions Salon)	2,880	no	0
Unit J (Kaza Maza – Restaurant)*	4,050	yes	41
<b>Total parking spaces required on Sundays</b>			<b>97</b>
<b>Total parking spaces provided</b>			<b>107</b>

\* the restaurant in Unit J is not opened yet but it is anticipated that they will be open on Sundays.

Based on the hours of operation for the existing uses and proposed church use on Sundays, the required parking can be provided. A total of 97 parking spaces are required on Sundays, and there are 107 parking spaces available. Should the project be approved, staff is recommending that the project be conditioned to required that no changes to the approved services hours be allowed, without the approved of a modification to the conditional use permit.

The proposed use and any improvements to the interior of the existing suite will have to comply with building and safety requirements before occupancy, and will not be allowed to require more parking than what is already provided on-site and/or approved by the Planning Commission.

Because the project does not require any waivers from applicable site development standards, the project is not expected to adversely affect adjoining land uses and growth or development in the area. The use as proposed and conditioned can be operated in a manner that is compatible/complimentary with the surrounding uses and existing business in the center and should not have any significant effects. Church services will be held only on Sundays, when the required parking can be provided.

The property is adequate to allow for full development and/or proposed use, and the traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The the entire center has been fully developed and all street improvements exist. The proposed use meets its parking requirments and therefore, not expected to increase traffic above what was reasonably anticipated for the center when it was reviewed for approval.

**CONCLUSION:** Staff is recommending that the Commission adopt Resolution 2014-21, approving Condition Use Permit 2014-08.

/adr

Attachments:           Resolution 2014-21  
                              Exhibit "A" – Location Map  
                              Exhibit "B" – Assessor's Parcel Map  
                              Exhibit "C" – Existing Site Plan  
                              Exhibit "D" – Proposed Floor Plan  
                              Exhibit "E" – Aerial  
                              Exhibit "F" – Business Operating Hours for 2395 Hamner Ave).

## **RESOLUTION 2014-21**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A CHURCH WITHIN UNIT "D" OF AN EXISTING SHOPPING CENTER BUILDING LOCATED AT 2395 HAMNER AVENUE LOCATED WITHIN THE C-G (COMMERCIAL GENERAL) ZONE. CONDITIONAL USE PERMIT 2014-08**

WHEREAS, FIRST SOUTHERN BAPTIST CHURCH OF ANAHEIM submitted an application to the City of Norco, California for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code to allow a tutoring center on property generally described as:

The North ½ of Lot 1 is Block 6, Riverside Orange Height, Tract No. 1 as per Map recorded in Book 6, Page(s) 74 of Maps, in the office of the County Recorder of said County;

More generally described as irregular-shaped area of about 1.81 acres, having a frontage on the east side of Hamner Avenue of about 290 feet, a frontage on the south side of Third Street of about 272 feet, and being further identified as 2395 Hamner Avenue (Assessor's Parcel Number of 125-020-001); and

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

WHEREAS, said application was scheduled for a public hearing on April, 9, 2014; and

WHEREAS, at the time set at 7 p.m. on April 9, 2014 within the Council Chambers at 2820 Clark Avenue, Norco, California, said petition was heard by the Planning Commission for the City of Norco; and

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

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

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designates the site as CC (Commercial Community) and the C-G zoning designation is consistent with the General Plan. A church is conditionally permitted in the zone and 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.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the subject land use is conditionally permitted, meets Code requirements, and is subject to conditions to help avoid any potential adverse effects. The church, when operated in compliance with the conditions of approval, will be complementary and compatible with existing businesses and surrounding properties and therefore will not have an adverse effect on adjoining properties.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed project meets all applicable development standards.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.

E. The City has determined that the project is categorically exempt from environmental assessment and the provisions of the Norco Environmental Guidelines pursuant to Section 3.13, Class 1.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on April 9, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Existing Site Plan, and Exhibit "D" – Floor Plan Floor dated February 25, 2014 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 applicant and 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. The applicant shall obtain the required building permits and/or certificate of occupancy to allow the church in the subject suite/unit, and shall comply with any and all tenant improvements required to allow the church in the subject suite/unit.

6. A maximum of 48 seats shall be allowed in the subject unit and these seats shall be affixed to the ground.

7. The applicant shall obtain permits for any tenant improvements to the interior of the building. Tenant improvements to the interior of the building shall comply with building and safety requirements and shall not be allowed to require more parking than has been approved for the use.

8. This is not an approval to begin any new tenant improvements work or to occupy the subject building. No work shall commence and the unit shall not be occupied until the City of Norco has issued required building permits and all other appropriate permits (i.e., business license, certificate of occupancy, etc.).

9. All work shall comply with the latest editions of the California Codes.

10. The subject building shall be fully compliant with the American with Disabilities Act (ADA). This includes parking and exterior path of travel.

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

Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

12. No new 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.

13. The applicant shall maintain the floor plan layout within unit "D", consisting of 1,100 square feet, as indicated in Exhibit "D" – Proposed Floor Plan dated February 25, 2014. Any modifications to the floor plan (i.e., to increase the sanctuary area and or seating, etc.) shall be reviewed by the Planning Division for a determination on whether the required parking is available to support any modifications to the floor plan.

14. Hours of operation for the church shall be Sundays from 8:30 a.m. to 10:00 a.m. and from 10:30 a.m. to 12 p.m. Any modifications to the hours of operation shall not be allowed, without the approved of a modification to the conditional use permit.

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

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

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

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

17. Said approval shall become null and void unless the approved use is commenced and/or building permits for all construction/interior modifications authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.

18. Unit "D" in its entirety and/or all of the interior space used for the church operation shall not be sub-let or rented for fee to any entity not directly related to First Southern Baptist Church of Anaheim and its membership.

19. The owner/operator of the church 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 said project, and then by December 31 of every year from date of approval thereafter. **The self-audit to be submitted no later than six months, shall include a parking review that demonstrates that the on-site parking continues to be suitable for the subject church and all the business in the shopping center.** 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.

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Resolution 2014-21  
Page 6  
April 9, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 9, 2014 by the following roll call vote:

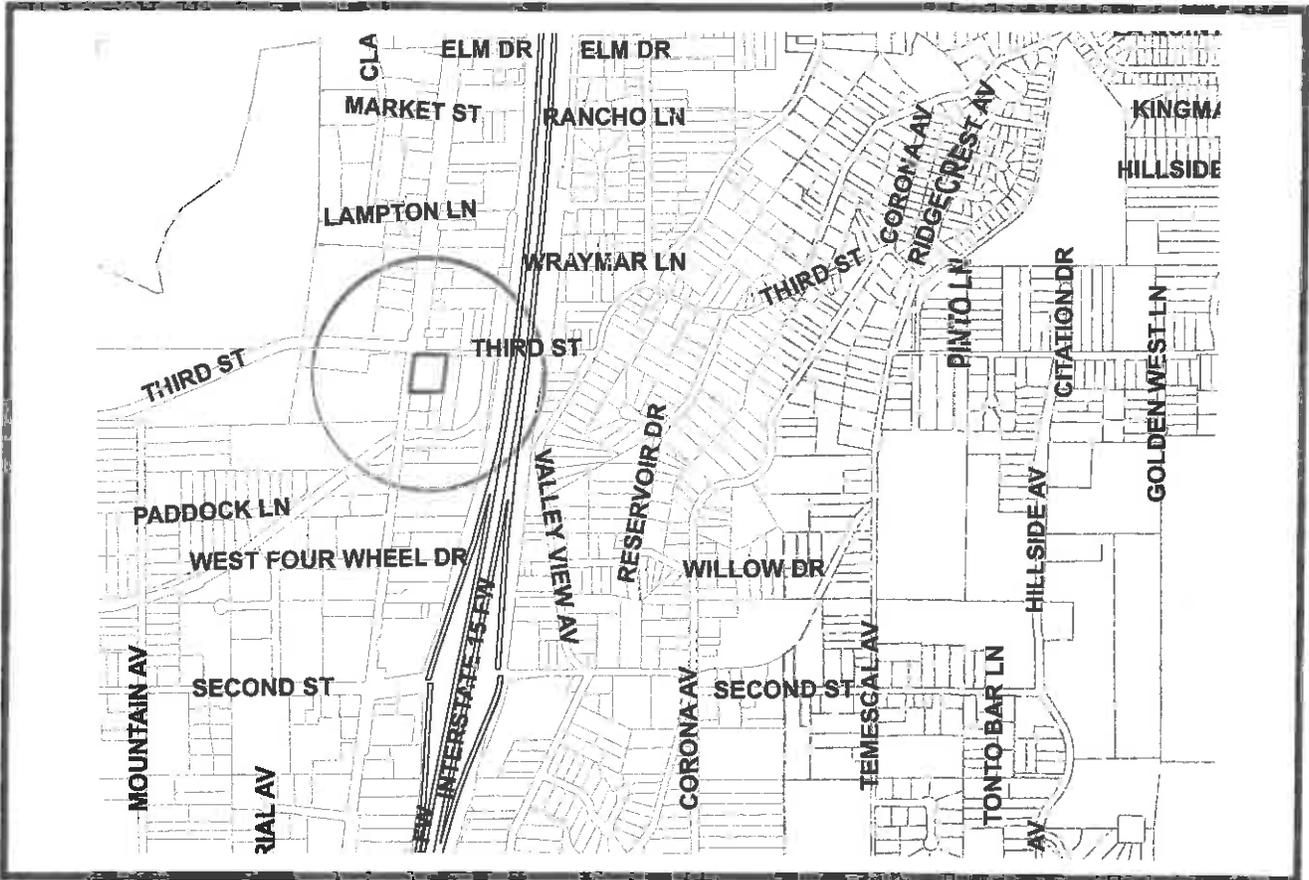
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2014-08  
**APPLICANT:** First So. Baptist Anaheim  
**LOCATION:** 2395 Hamner Avenue

Exhibit "A"

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** April 9, 2014

**SUBJECT:** Conditional Use Permit 2014-09 (Sparks): A request for approval to allow four additional dogs at 5053 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Adopt Resolution 2014-20, approving Conditional Use Permit 2014-09 to allow four additional dogs on the property.

**SUMMARY:** Conditional Use Permit (CUP) 2014-09 is a request for approval to allow four additional dogs (specifically purebred Cavalier King Charles Spaniel dogs) at 5053 Roundup Road located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). Approval of four additional dogs would allow the property a total of eight dogs.

**PROPERTY DESCRIPTION:** The project site is a rectangular-shaped area consisting of about .49 acres/21,344 square feet, having a frontage on the south side of Roundup Road of about 80 feet and a maximum depth of about 263 feet (ref. Exhibit "B" – APN Map).

The property is developed with a single family residence, and one accessory building, a 480 square-foot workshop located behind the existing residence. The owners currently have four dogs which is the legal amount on the property. This workshop is used to house the dogs while they are breeding (ref. Exhibit "C" – Existing Site Plan and Exhibit "D" – Aerial and Site Photos).

**PROJECT DESCRIPTION:** By right, the Norco Municipal Code (NMC) allows four dogs. With this application, the property owner is requesting approval to allow four additional dogs, for a total of eight. The additional dogs will be used for breeding and for showing at competitions. All dogs will be housed in the existing residence. While the request is for four additional dogs (for a total of eight) the applicant does not anticipate having more than 6 dogs permanently. Should the application have up to eight dogs, it would be only to allow the applicant time to determine if a dog can be shown in competition. If the dog is not suitable for competition then the applicant will find a home for the dog. The allowance of four additional dogs will permit the applicant to be in compliance while searching for an appropriate home for dogs not able to compete.

**ANALYSIS:** With a CUP request for additional dogs the Animal Control Division is contacted to perform a site inspection and provide staff and the Planning Commission with a recommendation. Animal Control has inspected the site and has determined that the site can accommodate more dogs. For consistency, when a site has been determined to qualify for additional dogs the standard recommendation from Animal Control is for half as many dogs as what is allowed, which in this case would be a total of six.

- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining land uses are developed A-1-20 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.
- C. The size and shape of the site proposed for the use is adequate to allow the full facilitation of the proposed use in a manner not detrimental to the particular area as the proposed use meets all applicable development standards.
- D. Additional traffic will not be generated by the proposed use of the property and so will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 5 of the City of Norco Environmental Guidelines.

## II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled this April 9, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, dated March 12, 2014 and incorporated herein by reference and on file with the Planning Division.
2. The recorded owner of the property and the applicant 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 provision of the Norco Municipal Code 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. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

5. Areas where animals are maintained shall be maintained by the applicant in a clean and sanitary condition. The City shall have the right upon request, to enter the property at any time for inspection.
6. Animal waste must be removed from the property completely.
7. The Animal Control Division shall be permitted to inspect the property on an annual basis or as determined necessary, to ensure that the property is maintained in a clean and orderly fashion.
8. Dogs on-site shall be limited to a total of eight at any time.
9. This approved Conditional Use Permit shall expire should a change in ownership, rental, or lease of the property to another occur.
10. The property owner, 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, and then every year by December 31<sup>st</sup> thereafter. The property owner 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.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 9, 2014 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission

/cmm/adr

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Andy Okoro, City Manager

**DATE:** April 9, 2014

**SUBJECT:** Appointment to Ad-Hoc Committee to Review the City's Future Infrastructure and Funding Needs

**RECOMMENDATION:** Appoint one member of the Planning Commission to the Ad-Hoc Committee to review and City's infrastructure and funding needs.

**SUMMARY:** At a Special Meeting Workshop held on March 7, 2014, the City Council reviewed staff's presentation on future funding infrastructure needs of the City and the funding necessary to meet needs for infrastructure maintenance and replacement. Staff's presentation identified a significant gap between the estimated future cost to maintain and replace City infrastructure assets (streets, pavements, street lights, sidewalks, curbs and gutters, trail improvements, park improvements, storm drains and buildings) and available funds. To address this gap and ensure that City infrastructure will be timely maintained and replaced to meet the needs of residents and businesses, City Council voted to appoint an Ad-hoc Committee to review the City's future infrastructure needs and to identify potential funding sources to meet infrastructure needs.

**BACKGROUND/ANALYSIS:** At a Special Meeting Workshop held on March 7, 2014, the City Council reviewed staff's presentation on future infrastructure needs of the City and the funding necessary to meet the needs for infrastructure maintenance and replacement. Staff's presentation identified a significant gap between the estimated future cost to maintain and replace City infrastructure assets (streets, pavements, street lights, sidewalks, curbs and gutters, trail improvements, park improvements, storm drains and buildings) and available funds. To address this gap and ensure that City infrastructure will be timely maintained and replaced to meet the needs of residents and businesses, the City Council voted to appoint an Ad-hoc Committee to review the City's future infrastructure needs and to identify potential funding sources to meet infrastructure needs.

At historical cost, the City has invested over \$130 million in infrastructure governmental assets consisting of buildings, trail improvements, curbs, gutters, streets, pavements, street lights, traffic signals, sidewalks, and park improvements. At today's cost, the replacement value of these governmental assets would be substantially higher than \$130 million. These assets (particularly streets and trail improvements) are in need of

significant capital maintenance and replacement. Capital maintenance and replacement of these assets are necessary to ensure service delivery and maintain our lifestyle as "Horsetown USA". Unfortunately, due to loss of Redevelopment Agency funding; limited local capital funds due to limited development opportunities; depletion of previously available capital funds; the City must now find new funding sources for capital maintenance and replacement or risk abandonment of City streets, trails and other governmental infrastructure assets.

**Ad-Hoc Committee Members:**

The Ad-Hoc Committee will consist of two (2) members from the City Council selected by the Mayor; one (1) member each from the Planning Commission, Streets, Trails & Utilities Commission, Parks and Recreation Commission and the Economic Development Advisory Council; and three (3) residents appointed by the City Council at a future meeting.

Staff plans to present the same information presented to the City Council on March 7, 2014 to each of the Commissions listed and EDAC in the coming weeks. At the end of the presentation, staff is recommending that the Planning Commission appoint one of its members to serve on the Ad-Hoc Committee.

## CITY OF NORCO STAFF REPORT

TO: Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: April 9, 2014

SUBJECT: **Resolution 2014-22**, Site Plan 2013-19, Modification 1 (S&S Venues, CA, LLC): A request for approval of a modification to the approved architecture for approved Site Plan 2013-19 at 2895 Hamner Avenue in the Commercial General (CG) zone.

RECOMMENDATION: Adopt Resolution 2014-22 approving Modification 1 to Site Plan 2013-19.

**SUMMARY:** The applicant is asking the Planning Commission to approve revised elevations of an approved restaurant conversion to an existing building. The approved elevations to better utilize the existing building and roof structure and is hoped will better reflect the anticipated interior ambience of the business. Staff is in support of the proposed revision.

**BACKGROUND:** On October 9, 2013 the Planning Commission approved Site Plan 2013-19 to convert an existing building at the southeast corner of Hamner Avenue and Fourth Street into a restaurant/sports bar and mini-satellite wagering facility. The approval included proposed elevations which are shown attached (ref. Exhibit "A" – Approved Elevations).

The applicant is requesting a revision for the design that does not need as many alterations to the existing roof structure and for a design that better reflects the ambience anticipated for the restaurant inside. Attached is a hand-drawn version to show the concept (ref. Exhibit "B" – Revised Elevation Concept). The engineered version will be brought to the meeting.

Attachments: Resolution 2014-22  
Exhibit "A" – Approved Elevations  
Exhibit "B" – Proposed Elevation Concept

## **RESOLUTION 2014-22**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, MODIFICATION 1 TO APPROVED SITE PLAN 2013-19 FOR REVISED ARCHITECTURAL ELEVATIONS FOR A RESTAURANT CONVERSION AT 2895 HAMNER AVENUE LOCATED IN THE COMMERCIAL GENERAL (C-G). SITE PLAN 2013-19, MODIFICATION 1.**

WHEREAS, S & S VENUES CA, LLC submitted an application for a modification to an approved site plan to the City of Norco, California, under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property generally described as:

A Portion of Section 1, T3SR6W; Portion Section 12, T3SR7W, in the City of Norco, County of Riverside, State of California, as per map recorded in Book 7 , Page 54, Riverside Orange Heights Tract No. 2 Lot 2, Block P, of Maps, in the office of the County Recorder of Riverside County,

More generally described as a rectangular-shaped area of about 1.27 acres, having a frontage on the east side of Hamner Avenue of about 201 feet, and on the south side of Fourth Street of about 270 feet, and being further described as 2895 Hamner Avenue; and

WHEREAS, at the time set; at 7 p.m. on April 9, 2014 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, determined that Site Plan 2013-19 was categorically exempt from environmental assessment pursuant to the City of Norco Environmental Guidelines and the California Environmental Quality Act and this modification does not alter that determination.

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

I. FINDINGS:

- A. The proposed modification is consistent with approved Site Plan 2013-19 which does comply with all applicable requirements of the Norco Municipal Zoning Code and the General Plan in that the site is designated by the

General Plan as Commercial and the C-G zoning is consistent with that classification.

- B. The City of Norco, acting as the Lead Agency, determined that Site Plan 2013-19 was exempt from environmental assessment under the provisions of the California Environmental Quality Act (CEQA) and the Norco City Environmental Guidelines pursuant to Class 1 (Existing Facilities) and Modification 1 does not alter that determination.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled April 9, 2014 that the application for Modification 1 to Site Plan 2013-19 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 "B" – Revised Elevation, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Modification 1 to Site Plan 2013-19 shall be subject to adopted Resolution 2013-39 (Site Plan 2013-19) and all conditions contained therein as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall comply with all City of Norco Municipal Codes, Ordinances and Resolutions.
5. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Manager may extend approvals for up to six months, provided that after consulting with the Engineering Division and Fire Department, there would be no new requirements due to changes in the Code and that the plan as approved meets all present development standards.
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 conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.

Resolution 2014-22 (Site Plan 2013-19, Modification 1)

Page 3

April 9, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on April 9, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

## CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission  
FROM: Planning Division  
PREPARED BY: Steve King, Planning Director  
DATE: April 9, 2014  
SUBJECT: Appeal the Denial of Sign Permit 2013-23

**SUMMARY:** Sign Permit 2013-23, to replace an existing pole sign at 1560 Hamner Avenue, was denied by staff because the sign as designed exceeded policy guidelines on the replacement of existing pole signs and the applicant concluded that the needed revisions to meet those guidelines would not be effective for attracting and directing clients. The applicant is appealing the denial.

**BACKGROUND:** The proposed sign is for a business located at 1560 Hamner Avenue (Atlas Pet Hospital) where there already is an existing pole sign. The business site is located in a dip in Hamner Avenue and then the site itself slopes further down away from the street. The applicant claims that the pole sign that exists is ineffective in bringing his customers to his site and there have been deaths to pets that have occurred while customers were trying to locate the hospital. The hospital itself is a small building that is lower than street grade.

**ANALYSIS:** The current Norco Municipal Code allows only a monument sign for commercial sites that are less than 15 acres. The parcel where the hospital is located is .42 acre. In an effort to encourage re-design of existing pole signs and incorporate western or equestrian themes the City uses a policy that allows replacement of pole signs with the same height and area of the existing sign for business identification, but then to allow additional height and square-footage to incorporate design features.

In this case the existing sign is 16 feet tall to the top of a cone fixture on top of the canister, and has 24 square feet for business identification that is a long linear sign cabinet. The problem with the height per the applicant is that clients are not able to see it effectively to locate the business while driving and the building is too far away from Hamner Avenue and downslope to get effectiveness from a wall sign. The applicant is proposing a 20-foot sign with almost 60 square feet of area that would incorporate some western scrollwork into the design.

The proposed canister sign would allow 47.5 square feet for business identification plus about 13 square feet to incorporate more scrollwork on top but all part of the same canister sign. This is more than twice as big as the square-footage that is there now.

For comparison a 15-acre or larger shopping center site would only be allowed a pole sign with 150 square feet to identify multiple businesses. Because the amount of signage being requested was determined to be excessive for just one business on less than a half-acre the sign permit was denied. The applicant has appealed that denial.

The original design that was denied is attached (ref. Exhibit "A" – Denied Sign Permit 2013-23). Exhibit "A" also has a picture of the existing sign. The comments supporting the denial were:

1. Business identification on the new sign can only be 14 feet tall matching the height on the existing pole sign.
2. Additional height can only be allowed for the addition of design features representing equestrian or western themes (no business identification above 14 feet).
3. Sign area for business identification can only be 24 square feet to match the existing pole sign.

With the application to appeal the applicant submitted a revised design which is also attached (ref. Exhibit "B" – Revised Design). The height and size of the new design is very close to what was denied so the denial would still stand. It is attached for Planning Commission input should the Planning Commission decide to overturn the denial. If the Planning Commission decides to overturn staff's denial, staff suggests the following revisions to be considered for approval:

1. Reduce the business identification area of the sign down from 47.5 square feet.
2. Design features that extend above the approved height of the business identification area should be part of the solid sign structure, and not merely an area on the same canister panels. The reasoning for this is that once the sign is up staff has no control over content and a new face could easily be placed in the canister increasing further the amount of square-footage for business identification while eliminating the design features. If the design is incorporated into the solid sign structure it would be more difficult to remove and would need a building permit.
3. The canister faces should be routed-out stucco panels so that only the business name and logo (if that is moved to be on the canister panels) appear illuminated at night.
4. That the design include two support poles as opposed to just one.

A resolution for approval has been attached if the Planning Commission chooses to overturn the denial, thereby approving the sign, so that conditions can be added.

Attachment: Resolution 2014-26  
Exhibit "A" – Denied Sign Permit and Existing Sign  
Exhibit "B" – Revised Design

## **RESOLUTION 2014-26**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, APPROVING ON APPEAL, SIGN PERMIT 2013-23 FOR THE REPLACEMENT OF AN EXISTING POLE SIGN AT 1560 HAMNER AVENUE. SIGN PERMIT 2013-23 (APPEAL)**

WHEREAS, TNT ELECTRIC SIGN INC. submitted an application for a sign permit review to the City of Norco, California, under the provisions of Chapter 18.37, Title 18 of the Norco Municipal Code, on property generally described as:

Being a portion of the SE ¼ of Section 13, T3SR7W in the City of Norco, County of Riverside, State of California, as shown by map on file in Book 6, Page(s) 74 of Maps, Records of Riverside County, California,

More generally described as an irregular-shaped area of about .42 acre on the west side of Hamner Avenue north of First Street and located at 1560 Hamner Avenue (APN 126-250-037); and

WHEREAS, Sign Permit 2013-23 was submitted to the City for review and approval; and

WHEREAS, said Sign Permit was denied based on the fact that the site does not meet the minimum lot size requirements for a pole sign; and it was determined that the requested size is excessive to fall within policies designed to replace existing pole signs while incorporating western and equestrian design themes of the City; and

WHEREAS, the applicant appealed staff's denial to the Planning Commission, and

WHEREAS, at the time set at 7 p.m. on April 9, 2014 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 appeal of aforesaid sign permit and received both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, as the Lead Agency, determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines, Class 1.

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

I. FINDINGS:

A. The proposal complies with City policy to allow the replacement of existing pole signs to maintain as a minimum the sign height and area as already exists and allow for increases as needed to encourage the incorporation of western and equestrian design elements into the sign.

B. There are extenuating circumstances with this site including the location at a low point of a trough in the street and then continuing to slope downward away from the street that restricts view of the existing pole sign; and the location of the building below street level restricts potential view of wall signs.

C. The proposal is reasonably compatible with the area immediately surrounding the site in that the area consists of commercial uses on all sides.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on April 9, 2014 that the aforesaid application for Sign Permit 2013-23 is hereby approved subject to the following conditions.

1. Approval is based on Exhibit "B" – Revised Design as modified herein and incorporated 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 comply with all City of Norco Municipal Codes, Ordinances and Resolutions.

4. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Manager may extend approvals for up to six months, provided that after consulting with the Engineering Division and Fire Department, there would be no new requirements due to changes in the Code and that the plan as approved meets all present development standards.

5. 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.
6. The canister face for business identification on the sign shall not exceed \_\_\_ square feet.
7. The maximum height of the business identification canister on the sign shall be \_\_\_ feet. The maximum overall height of the sign shall be \_\_\_ feet.
8. All decorative elements and features of the sign shall be part of the sign mainframe construction and not included in the canister face.
9. The canister faces shall be routed-out stucco such that only the business identification and any logo are the only features that light up at night.
10. The sign mainframe shall be two poles for horizontally-oriented signs, or one pole for vertically-oriented signs.

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APPROVED AND ADOPTED by the Planning Commission of the City of Norco  
at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly  
passed and adopted by the Planning Commission of the City of Norco at a regular  
adjourned meeting thereof held on April 9, 2014 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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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:** April 9, 2014

**SUBJECT:** Site Plan 2014-09 (American Home Remodeling Inc): A request for approval to allow two accessory building consisting of a 162 square-foot freestanding solid patio cover and a 264 square-foot freestanding lattice patio cover at 1144 Thoroughbred Lane. located within the Norco Hills Specific Plan (NHSP).

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2014-25 approving Site Plan 2014-09.

Site Plan 2014-09 is a request for approval to allow two accessory buildings consisting of a 162 square-foot freestanding solid patio cover and a 264 square-foot freestanding lattice patio cover at 1144 Thoroughbred Lane. located within the NHSP (ref. Exhibit "A" – Location Map). The property consists of .85 acres/36,959 square-feet and is developed with a single family residence (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 for the proposed patio covers is attached (ref. Exhibit "C" – Site Plan). The buildings are proposed to be constructed of Elitewood (metallic composition) and will complement the house in color (brochure to be passed out at the scheduled meeting).

The following is required of accessory buildings in the NHSP:

- The minimum setbacks of 5 feet from side or rear property lines, 5 feet from pools, and 10 feet from any other structure is required for accessory buildings. **The proposed buildings 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 structures are proposed with a maximum height of nine feet.**
- The maximum accessory building coverage in the NHSP is 30 percent 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 36,959 square feet, and consists of a pad of at least 14,000 square feet. The accessory building coverage for the property is about three percent.**

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. As such, a designated open animal area is not required to be shown on the site plan.

As proposed, the project meets the minimum requirements for an accessory building 864 square feet or less. Staff is recommending that the Planning Commission approve Site Plan 2014-09.

Attachments: Resolution 2014-25  
Exhibit "A" – Location Map  
Exhibit "B" – APN MAP  
Exhibit "C" – Site Plan  
Exhibit "D" – Aerial and Site Photos

## **RESOLUTION 2014-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW TWO ACCESSORY BUILDING CONSISTING OF A 162 SQUARE-FOOT FREESTANDING SOLID PATIO COVER AND A 264 SQUARE-FOOT FREESTANDING LATTICE PATIO COVER AT 1144 THOROUGHbred LANE. LOCATED WITHIN THE NORCO HILLS SPECIFIC PLAN (NHSP). SITE PLAN 2014-09.**

WHEREAS, AMERICAN HOME REMODELING INC. 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 1144 Thoroughbred Lane (APN 122-582-003).

WHEREAS, at the time set; at 7 p.m. on April 9, 2014 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 NHSP, 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 April 9, 2014 that the application for Site Plan 2014-09 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 dated April 1, 2014 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 payed 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 buildings 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. The patios for this approval shall be constructed of Elitewood (metallic composition) and shall have a maximum height of nine feet.

Resolution 2014-25

Page 4

April 9, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on April 9, 2014.

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Patricia Hedges, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 April 9, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

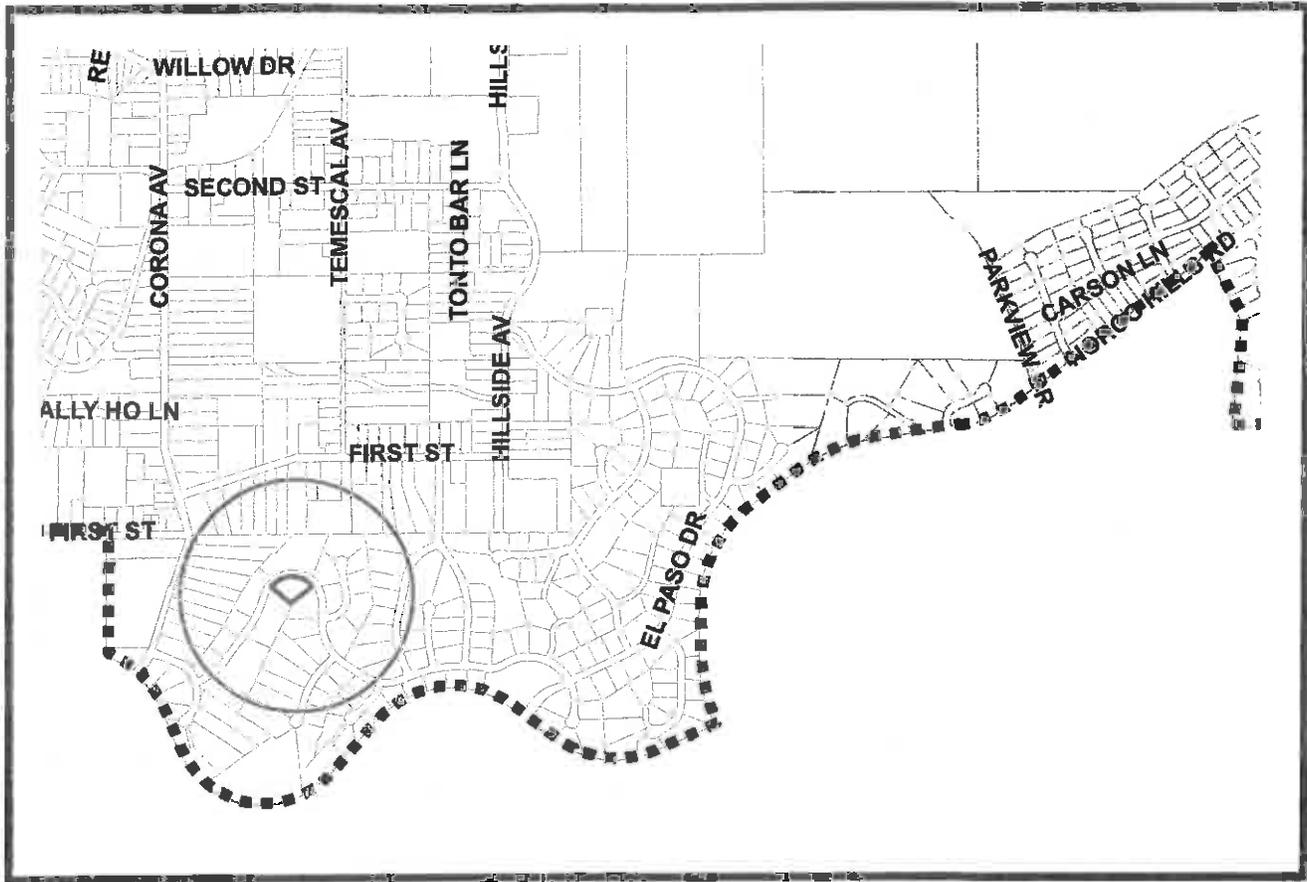
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Site Plan 2014-09  
**APPLICANT:** Dan Stinson  
**LOCATION:** 1144 Thoroughbred Lane

**Exhibit "A"**