# AGENDA
# CITY OF NORCO
## PLANNING COMMISSION

## CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
## REGULAR MEETING
## JUNE 11, 2014

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CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Hoffman

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. Presentation to Commission Member Dave Henderson

3. 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.

4. APPROVAL OF MINUTES:
   - Minutes of Regular Meeting on May 14, 2014

   **Recommended Action: Approval** *(Deputy City Clerk)*

5. PUBLIC HEARINGS:

   A. **CUP 2013-02, Modification 1**: (Pandemic Fitness) A request for a modification to an approved conditional use permit that allowed an indoor gymnasium at 1950 Fifth Street within the M-1 (Heavy Commercial/Light manufacturing) Zone, to allow a café, additional classes, and outdoor training.
   **Recommended Action: Approval** (Senior Planner)

B. **Zone Code Amendment 2014-03**: Amending Chapter 18.13 "A-1 Zone, Agricultural Low Density" in the Norco Municipal Code. **Recommended Action: Adoption** (Planning Director)

6. BUSINESS ITEMS:

A. **Site Plan 2014-12** (Mercado): A request for approval to allow an accessory building consisting of a 576 square-foot covered corral at 1307 Detroit Street located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

B. **Site Plan 2014-11** (Eaton): A request for approval to allow a detached accessory building consisting of a 704 square-foot patio storage building at 3413 Dales Drive located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

C. **Norco College Marquee Sign** (City): A request for input regarding the proposed design of a marquee sign for Norco College at the northwest corner of Hamner Avenue and Third Street in the public right-of-way. **Recommended Action: Provide input as needed (this item is being provided for design comments but does not require approval)** (Planning Director)

7. CITY COUNCIL MINUTES:

- City Council Special Meeting Minutes of May 7, 2014
- City Council Regular Meeting Minutes of May 7, 2014
- City Council Regular Meeting Minutes of May 21, 2014

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees

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

9. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

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# MINUTES
# CITY OF NORCO
## PLANNING COMMISSION

## CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
## REGULAR MEETING
## MAY 14, 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: **Commission Member Henderson**

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

2. PUBLIC COMMENTS: **NONE**

3. APPROVAL OF MINUTES:
   - Minutes of Regular Meeting on April 9, 2014

   **Recommended Action: Approval** *(Deputy City Clerk)*

**M/S Leonard/Jaffarian** to approve the minutes of Planning Commission meeting of April 9, 2014, as written.

**AYES: Unanimous** **Motion Passed**

4. PUBLIC HEARINGS:

   A. **Zone Code Amendment 2014-02 (City of Norco):** An amendment to the Norco Municipal Code, Chapter 18.57 "Wireless Telecommunication Facility Regulations", to change the height requirement for freestanding antenna poles. **Recommended Action: Approval** (Senior Planner)

Planning Director King presented the staff report on file in the Planning Department. He noted that this code review/revision was requested due to recent high-numbers of variance applications from telecommunication companies for wireless communication pole heights above code permissible. Staff recommends approval.

DRAFT

In response to Member Hoffman, Planning Director King stated that the 50-foot height is not an industry standard but a transferred code from the County of Riverside upon the City's incorporation.

**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.**

Member Henderson suggested that the following verbiage be added to section "d)" "unless otherwise granted by CUP". He also noted that the sentence beginning with "Freestanding antennas" should be added back to cover co-location designs.

After discussions on potential height setting, Planning Director King suggested take out any height reference because they have to be approved by a conditional use permit regardless.

Member Henderson asked shouldn't there be a maximum standard height set in order to limit heights so they don't get too high.

Discussion followed.

Member Jaffarian suggested that the applicants be required to justify the height if above 50 feet along with a conditional use permit. He stated that the Commission should adopt the current resolution as written, and have staff study tower standards in the telecommunication industry and research what other cities do or require.

Director King suggested that the Code reads "the maximum height of any wireless telecommunication antenna shall be 50 feet unless permitted with a CUP to be taller for co-location or incorporation with other facility, such as field lights.

**M/S Leonard/Hoffman** to adopt Resolution 2014-29, to recommend to the City Council that it approves Zone Code Amendment 2014-02, to amend the Norco Municipal Code Chapter 18.57 "Wireless Telecommunication Facility Regulations", to change the height requirement for freestanding telecommunication tower facilities.
**AYES: Unanimous** **Motion Passed**

B. **Conditional Use Permit 2014-11 (Chandler):** A request for approval to allow a detached accessory building consisting of a 2,880 square-foot Mare Motel at 3749 Valley View Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Vice Chair Leonard recused himself due to his involvement with the project.

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that this project had been reviewed by the Architectural Review Board (ARB) and received no comments. 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.**

**Bill Mailer, applicant:** Mr. Mailer stated that he is new to Norco, and thanked the Commission for its consideration of the project.

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

**M/S Jaffarian/Henderson** to adopt Resolution 2014-27, to approve Conditional Use Permit 2014-11, to allow a detached accessory building consisting of a 2,880 square-foot mare motel at 3749 Valley View Avenue.
**AYES: Unanimous** **Motion Passed**

C. **Conditional Use Permit 2014-12 (Bowers)**: A request for approval to allow an accessory building consisting of a 1,680 square-foot barn at 3231 Cutting Horse Road located in the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles stated this public hearing item is cancelled and will be rescheduled and republished at a later date.

5. BUSINESS ITEMS:

A. **Site Plan 2014-10 (Grigoryan)**: A request for approval to allow an accessory building consisting of a 308 square-foot shop at 3080 Crestview Drive 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 noted all requirements are adhered to. Staff recommends approval.

**M/S Henderson/Jaffarian** to adopt Resolution 2014-28, to approve Site Plan 2014-10, to allow an accessory building consisting of a 308 square-foot shop at 3080 Crestview Drive.
**AYES: Unanimous** **Motion Passed**

B. Revised Architecture Review for Approved **Conditional Use Permit 204-05 (Wilson)** that allowed 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)

Planning Director King presented the staff report on file in the Planning Department. He noted that an application has been submitted to have the PAKA returned to its original size and location, as previously requested by the Planning Commission. Staff recommends approval of the architectural revision.

**M/S Henderson/Jaffarian** to approve the revised architecture for approved Conditional Use Permit 2014-05, by incorporating vertical siding as opposed to horizontal, providing a low pitched flat roof as opposed to a rounded low pitched roof and incorporating a beige and white color.

**AYES: Unanimous** **Motion Passed**

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

- City Council Special Meeting Minutes of April 2, 2014
- City Council Regular Meeting Minutes of April 2, 2014
- City Council Regular Meeting Minutes of April 16, 2014

Member Henderson commented on the City Council minutes of April 16, 2014, regarding the public hearing item for Tentative Tract Map 36676. He asked that staff notifies the Planning Commission Chair when a public hearing item is scheduled for the City Council's review so that he/she may represent the Planning Commission.

7. PLANNING COMMISSION:

A. Oral Reports from Various Committees

Member Jaffarian stated that a recent review by the ARB of the architectural revised plan for the steak house at the corner of Fourth and Hamner Avenue looks great and is moving forward.

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

**M/S Henderson/Hedges** requesting that the City Council direct staff to present/agendize a report to develop one or two standards for horse trails on both sides of the street for new cul-de-sac.

**AYES: Unanimous** **Motion Passed**

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

Respectfully submitted,

_____

Steve King
Secretary
Planning Commission

/di

DRAFT

**CITY OF NORCO**
**STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: June 11, 2014

SUBJECT: **Conditional Use Permit 2013-02, Modification No.1 (Pandemic Fitness):** A request for a modification to an approved conditional use permit that allowed an indoor gymnasium at 1950 Fifth Street within the M-1 (Heavy Commercial/Light Manufacturing) Zone, to allow a café, additional classes, and outdoor training.

RECOMMENDATION: Adopt Resolution 2014-37, approving Conditional Use Permit 2013-02, Modification No.1

SUMMARY: The original approval of Conditional Use Permit (CUP) 2013-02 by the Planning Commission included conditions that require a modification to the CUP for any changes in the number of classes, class sizes, use of outdoor space, and the addition of a café that had been identified but not included in the original approval. Modification No. 1, is a request to add the café, additional classes and use of the existing tuck bay for outdoor training (ref. Exhibit "A" – Location Map and Exhibit "B" – Assessor's Parcel Map).

BACKGROUND: CUP 2013-02 was approved by the Planning Commission on May 21, 2013 to allow the subject gym at 1950 Fifth Street. The property is developed with an industrial type building, associated landscaping and 27 on-site parking spaces (ref. Exhibit "D" – Existing Site Plan and Exhibit "E" – Approved Floor Plan).

The gym was approved with the operating hours of; Monday through Friday: classes set for 5 a.m., 6 a.m., 7 a.m., 10 a.m., 12 p.m., 2:30 p.m., 4:30 p.m., 5:30 p.m., and 6:30 p.m.; and on Saturday at 9 a.m. The project was conditioned that the classes be 30-45 minutes long, with no overlapping between classes, with one class per session, and with a maximum of 20 customers for each class. The project was also conditioned so that an amendment to the CUP would have to be approved prior to any changes in the class scheduling or class size. This was done to help ensure that the existing on-site parking (27 spaces) was sufficient to accommodate the use throughout the day.

A café has been anticipated with the gym since the beginning, but the original approval did not include that portion of the business. Again, the project was conditioned such that an amendment to the CUP would have to be approved first before the café could open. And the project was conditioned prohibiting outdoor activities but with a provision for allowing them, but again only with approval of an amendment to the CUP.

PROJECT DESCRIPTION: The applicant is requesting to modify CUP 2013-02 for the changes described above: to add additional classes, a café, and outdoor training to the existing gym.

The first change would add more classes to take up every hour from 5:00 a.m. to 9:00 p.m. Monday through Sunday. The approved schedule currently allows nine classes Monday through Friday and one class on Saturday. The proposed new schedule would consist of 17 classes every day of the week.

The applicant is also proposing to add the café consisting of a small kitchen and dining area (ref Exhibit "C" – Proposed Café Area) that would offer a Paleo Menu with organic and natural foods; along with protein shakes, coffee and teas. The kitchen area will consist of about 476 square feet and the dining area will consist of about 604 square feet (1,080 total square feet). The café is proposed to be open to the public.

Lastly the applicant is requesting to use the outdoor loading dock/loading well as a warm up area for training.

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.

EVALUATION/DISCUSSION: The subject property is located in the M-1 Zone in which a gymnasium is a conditionally permitted land use. Changes to the operation of an approved CUP require an application for modification that requires approval by the Planning Commission. In its determination the Planning Commission must consider whether the proposed land use changes will adversely affect the adjoining land uses and the growth and development of the area.

The project site complies with all development standards required in the M-1 Zone. For this modification as was with the previous approval of the gym, it needs to be determined if the existing parking spaces (27 spaces) are sufficient to accommodate the proposed changes to the CUP.

In its approval the Planning Commission used the square feet of the designated "gym area" (9,604 square feet) of the floor plan to assess the parking requirement. The standard retail/office parking ratio of one parking space for every 250 square feet was applied. With 9,604 square feet of gym area, a total of 38 parking spaces were required but the site only had 27 spaces.

Per the Norco Municipal Code parking can be shared upon approval by the Planning Commission when it is found that different businesses using the same parking will have different peak times (in this case the different class times). The standard parking requirement for retail or office uses assumes use throughout the day with enough parking

to accommodate coinciding peak times for all associated businesses. With a different class every hour and no open gym area each class would have a separate "peak time." To ensure continued availability of parking the Planning Commission limited the number of classes, the time period for each class, and the number of customers per class so that there would always be sufficient parking. The proposed change to add more classes does not change this situation so that there should still be adequate parking throughout the day.

A cafe is not a permitted use in the M-1 Zone; however, as an ancillary use it can be allowed provided it is a function of the primary use (in this case the gym) and not a stand-alone operation. For this reason, staff is recommending that the project be conditioned such that the café is not advertised and identified as a separate business entity on outdoor signage and function primarily as a service to gym customers only. A parking assessment would not be needed since the cafés customers would already be there for the gym. Improvements/modifications to the interior of the existing building to accommodate the café will have to comply with building and safety requirements and will not be allowed to require more parking than what is approved by the Planning Commission.

The applicant is also requesting to use the outdoor loading dock/loading well as a warm up area for training. Staff is recommending approval since the truck bay is a sunk-in area and cannot be used for anything else. The project is conditioned so that no other area in the parking lot can be used for outdoor training. As proposed and conditioned, staff believes the proposed changes to the use can be operated in a manner that is compatible with the surrounding uses and should not have any significant negative impacts.

/adr

Attachments:
- PC Resolution 2014-37
- Exhibit "A" – Location Map
- Exhibit "B" – Assessor's Parcel Map
- Exhibit "C" – Proposed Café Area
- Exhibit "D" – Existing Site Plan,
- Exhibit "E" – Approved Floor Plan

# RESOLUTION 2014-37

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT THAT ALLOWED AN INDOOR GYMNASIUM AT 1950 FIFTH STREET WITHIN THE M-1 (HEAVY COMMERCIAL/LIGHT MANUFACTURING) ZONE, TO ALLOW A CAFÉ, ADDITIONAL CLASSES, AND AN OUTDOOR TRAINING AREA. CONDITIONAL USE PERMIT 2013-02, MODIFICATION NO. 1**

WHEREAS, PANDEMIC FITNESS submitted an application to the City of Norco, California for a modification to Conditional Use Permit 2013-02, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code to allow to allow a café, additional classes, and an outdoor training area for the existing gym on property generally described as:

.76 Acres M/L in Por Par 6 and Par 3 PM;

More generally described as an irregular-shaped area of about 0.76 acres, having a maximum frontage of about 183 feet on the south side of Fifth Street, having a maximum depth of approximately 194 feet, and being further described as 1950 Fifth Street (APN 129-220-051); 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 June 11, 2014 and

WHEREAS, at the time set at 7 p.m. on June 11, 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 I (Industrial) and the existing M-1 (Heavy Commercial /Light Manufacturing) zoning designation is consistent with the General Plan. A gymnasium and related uses are conditionally permitted in this 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 adjoining properties are in an M-1 zone. The subject gym modifications, when operated in compliance with the conditions of approval, will be complementary and 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 use meets all applicable development standards and adequate parking is available for all classes that occur at different hours of the day.

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, and since the street in front of the project site and in the area, is fully improved and designed to accommodate conditions of the existing zoning.

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 June 11, 2014, that the aforesaid application for a conditional use permit modification 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" – Proposed Café Area dated May 1, 2014, except as amended by conditions, and incorporated herein by reference and on

file with the Planning Division. The use 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 this conditional use 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 building permits for tenant improvements to accommodate the café. Tenant improvements to the interior of the existing building shall comply with building and safety requirements and will not be allowed to require more parking than has been approved for the use.

6. Riverside County Health Department approval is required for the café.

7. Plumbing plans showing water and sewer connections shall be submitted with tenant improvement plans. A grease interceptor shall be installed as required by the Building and Engineering Divisions.

8. The café shall be limited to 1,080 total square feet (kitchen area of about 476 square feet and the dining about 604 square feet).

9. The café shall not be identified or advertised as a separate business on outdoor signage.

10. This is not an approval to begin work for the café or to open up the cafe. No work shall commence until the City of Norco has issued building permits and all other appropriate permits (i.e., business license, certificate of occupancy, etc.).

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 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. 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.

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

15. For each class, a maximum of 20 students shall be allowed. Only one class can be in session during each designated time period.

16. The operation schedule for the gym under this modification is: Monday through Sunday, with only one class offered every hour from 5:00 a.m. to 9:00 p.m. Classes shall be 30-45 minutes long, with no overlapping between classes.

17. Changes in the class scheduling or class size are not allowed unless reviewed and approved by the Planning Commission through an amendment to the conditional use permit under separate application and fees.

18. Said approval shall become null and void unless 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.

19. The owner/operator of the business, regardless of any changes in ownership, shall provide a self audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the issuance of a business license and/or Certificate of Occupancy, and then every year thereafter by December 31. 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.

20. Use of the outdoor loading dock/loading well shall be allowed for outdoor training. No other area in the parking lot shall be used for outdoor training.

PASSED AND ADOPTED by the Planning Commission at a special meeting held on June 11, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

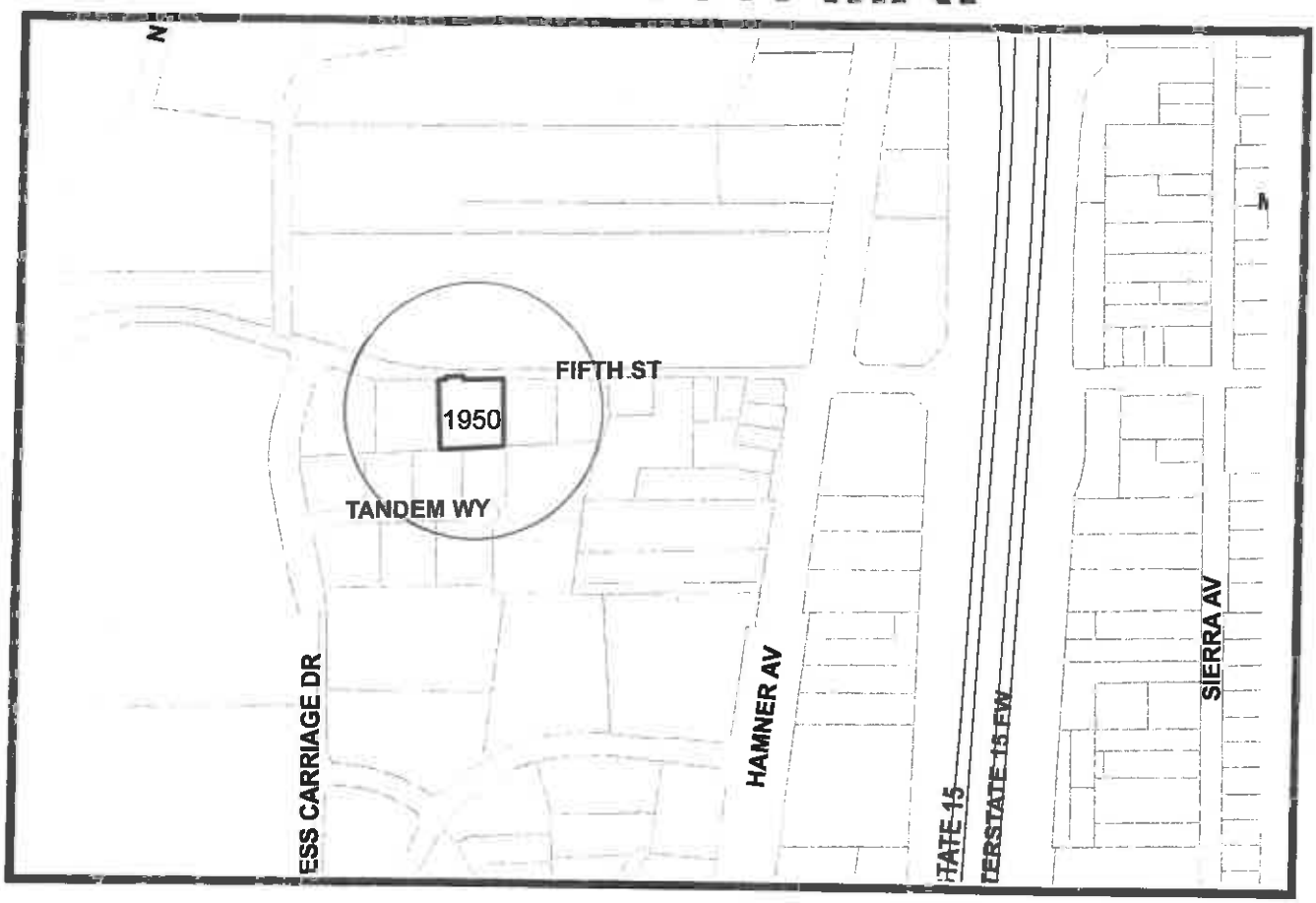
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a special adjourned meeting thereof held on June 11, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

# LOCATION MAP




Not to Scale

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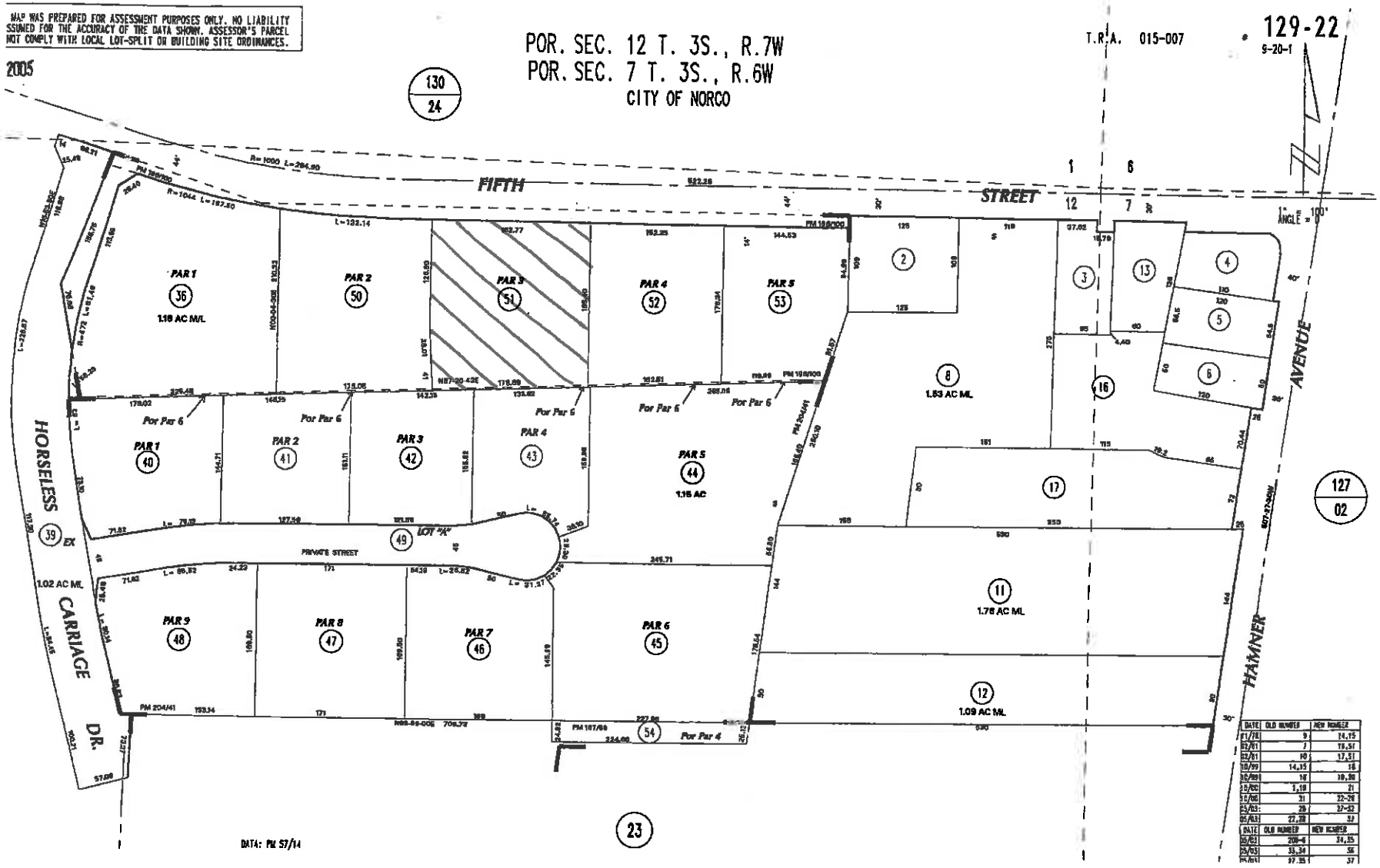
|---|---|
| **PROJECT:** | Conditional Use Permit 2013-02 |
| **APPLICANT:** | Crossfit Pandemic, Inc. |
| **LOCATION:** | 1950 Fifth Street |

**Exhibit "A"**

/va-80888

# ASSESSOR'S PARCEL MAP




| DATE | OLD NUMBER | NEW NUMBER |
|---|---|---|
| 01/78 | 9 | 14,15 |
| 02/01 | 7 | 16,51 |
| 02/01 | 10 | 17,51 |
| 10/99 | 14,15 | 18 |
| 10/99 | 16 | 19,20 |
| 10/00 | 1,19 | 21 |
| 10/00 | 21 | 22-26 |
| 05/03 | 29 | 27-32 |
| 05/03 | 27,28 | 33 |

| DATE | OLD NUMBER | NEW NUMBER |
|---|---|---|
| 05/03 | 208-6 | 34,35 |
| 05/03 | 33,34 | 36 |
| 05/03 | 37,35 | 37 |

Exhibit "B"

# CITY OF NORCO
# STAFF REPORT

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|---|---|
| TO: | Chair and Members of the Planning Commission |
| FROM: | Planning Division |
| PREPARED BY: | Steve King, Planning Director |
| DATE: | June 11, 2014 |
| SUBJECT: | Zone Code Amendment 2014-03 (City of Norco): Amending Chapter 18.13 "A-1 Zone, Agricultural Low Density" in the Norco Municipal Code. |
| RECOMMENDATION: | Adopt Resolution 2014-34 recommending that the City Council approves Zone Code Amendment 2014-03. |

SUMMARY: Zone Code Amendment 2014-03 is an amendment directed by the City Council to adjust the minimum lot size requirement in the A-1-20 sub-zone from 20,000 square feet to 21,780 square feet net, a true half-acre.

BACKGROUND: At its meeting on May 21, 2014 the City Council directed staff to process a zone code amendment to adjust the minimum lot size in the A-1 zone from 20,000 square feet to a true half acre (or 21,780 square feet net). The result will be that all new lots in the A-1 zone will have to be minimum 21,780 square feet after the dedication of street right-of-way. This new regulation becomes effective for all newly approved tentative tract maps in the A-1 zone including those already filed and in process. No other regulations were directed for amendment.

The text amendment to the Norco Municipal Code would be as follows:

18.13.04 Sub-Zones of the A-1 Zone.

This zone shall be separated into sub-zones to delineate required minimum lot size. The sub-zone shall be identified by a numerical suffix after the "A-1" designation on the zoning map; and each and every area zoned A-1 in the City of Norco shall have a numerical suffix appended thereto. Said numerical suffixes shall designate the required minimum lot size in either thousands of feet, or in number of acres. Any numerical suffix of 20 or more shall mean thousands of square feet; any numerical suffix of less than 20 shall mean acres. For example:

A-1-20 = 20,000-square-foot minimum lot size *(*see note below)*;

A-1-2 = two-acre minimum lot size;

A-1-5 = five-acre minimum lot size; etc.

**A-1-20 shall refer to all lots created before the effective date of Ordinance No. ____ when the minimum lot size was 20,000 square feet, and to all lots created after the effective date of Ordinance No. ____ and the minimum lot size is 21,780 square feet net.*

18.13.10 Lot and Pad Area.

All lots in this zone shall contain a minimum lot area as prescribed by the suffix applicable thereto; provided, that there shall be at least 20,000 square feet *for lots created prior to the effective date of Ordinance ____, or July 16, 2014. After the effective date of Ordinance ____ the minimum lot size shall be 21,780 net square feet* in all lots ~~hereafter~~ created, and no lot in this zone shall be reduced below this minimum. In addition, all lots created in this zone shall contain a minimum pad area of at least 18,000 square feet. A pad area shall be "flat" with a percentage of slope not to exceed four percent.

Attached: Resolution 2014-34

# RESOLUTION 2014-34

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2014-03 AMENDING CHAPTER 18.13 "A-1 AGRICULTURAL LOW DENSITY ZONE", WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO INCREASE THE MINIMUM LOT SIZE IN THE A-1 ZONE FROM 20,000 SQUARE FEET TO 21,780 SQUARE FEET NET. ZONE CODE AMENDMENT 2014-03.**

WHEREAS, THE CITY initiated Zone Code Amendment 2014-03, an amendment to Norco Municipal Code Title 18 (Zoning Code) to amend regulations regarding the minimum required lot size; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on June 11, 2014 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

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

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

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

I. FINDINGS:

A. The proposed Zone Code Amendment will not be inconsistent with, or contrary to, the General Plan or the Zoning Code since the project amends a specific regulation of the A-1 zone without changing the intent of the zone or the land uses allowed; and the change will not amend or impact the General Plan.

B. The project has been determined to be exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled June 11, 2014 does hereby recommend to the City Council of

same said City that Zone Code Amendment 2014-03, be approved, thereby amending the Norco Municipal Code as follows:

18.13.04

Sub-Zones of the A-1 Zone.

This zone shall be separated into sub-zones to delineate required minimum lot size. The sub-zone shall be identified by a numerical suffix after the "A-1" designation on the zoning map; and each and every area zoned A-1 in the City of Norco shall have a numerical suffix appended thereto. Said numerical suffixes shall designate the required minimum lot size in either thousands of feet, or in number of acres. Any numerical suffix of 20 or more shall mean thousands of square feet; any numerical suffix of less than 20 shall mean acres. For example:

A-1-20 = 20,000-square-foot minimum lot size (*see note below);

A-1-2 = two-acre minimum lot size;

A-1-5 = five-acre minimum lot size; etc.

*A-1-20 shall refer to all lots created before the effective date of Ordinance No. ___ when the minimum lot size was 20,000 square feet, and to all lots created after the effective date of Ordinance No. ___ and the minimum lot size is 21,780 square feet net.

Section 18.13.10

Lot and Pad Area.

All lots in this zone shall contain a minimum lot area as prescribed by the suffix applicable thereto; provided, that there shall be at least 20,000 square feet for lots created prior to the effective date of Ordinance ___, or July 16, 2014. After the effective date of Ordinance ___ the minimum lot size shall be 21,780 net square feet in all lots created, and no lot in this zone shall be reduced below this minimum. In addition, all lots created in this zone shall contain a minimum pad area of at least 18,000 square feet. A pad area shall be "flat" with a percentage of slope not to exceed four percent.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held June 11, 2014.

Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting held June 11, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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:** June 11, 2014

**SUBJECT:** Site Plan 2014-12 (Mercado): A request for approval to allow an accessory building consisting of a 576 square-foot covered corral at 1307 Detroit Street located within the A-1-20 (Agricultural Low-Density) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2014-32 approving Site Plan 2014-12.

Site Plan 2014-12 is a request for approval to allow an accessory building consisting of a 576 square-foot covered corral at 1307 Detroit Street located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property is a corner lot and consists of .60 acres/26,136 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan and building elevations for the proposed covered corral are attached (ref. Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations and Picture Example). The structure consists of metal pipe corral fencing on the sides, and only portions of the corral are proposed to be covered with sheet metal, as noted on the site plan and elevations. The total covered area equals 576 square feet. The proposed structure will be located at the rear of the property.

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

- The minimum setbacks of 5 feet from side or rear interior property lines, 15 feet from a side property line adjacent to a street for corner lots. and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 9 feet.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 26,136 square feet and the entire property has a grade of 4% or less. The lot coverage for the property is approximately 16% which takes into account the existing and proposed structures.**

- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 6 animal units would be allowed which would require an open area of at least 3,456 square feet. There is an open area and of over 3,456 square feet between the existing residence and the proposed structure.**

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2014-32, approving Site Plan 2014-12.

/cmm

Attachments:
Resolution 2014-32
Exhibit "A" – Location Map
Exhibit "B" – APN MAP
Exhibit "C" – Site Plan and
Exhibit "D" – Building Elevations and Picture Example
Exhibit "E" – Aerial and Site Photos

# RESOLUTION 2014-32

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 576 SQUARE-FOOT COVERED CORRAL AT 1307 DETROIT STREET LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2014-12.**

WHEREAS, VALENTIN MERCADO 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 1307 Detroit Street (APN 131-050-016).

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

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled June 11, 2014 that the application for Site Plan 2014-12 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations dated May 12, 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 has paid all applicable fees for the subject building.

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

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

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 11, 2014.

_____
Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

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

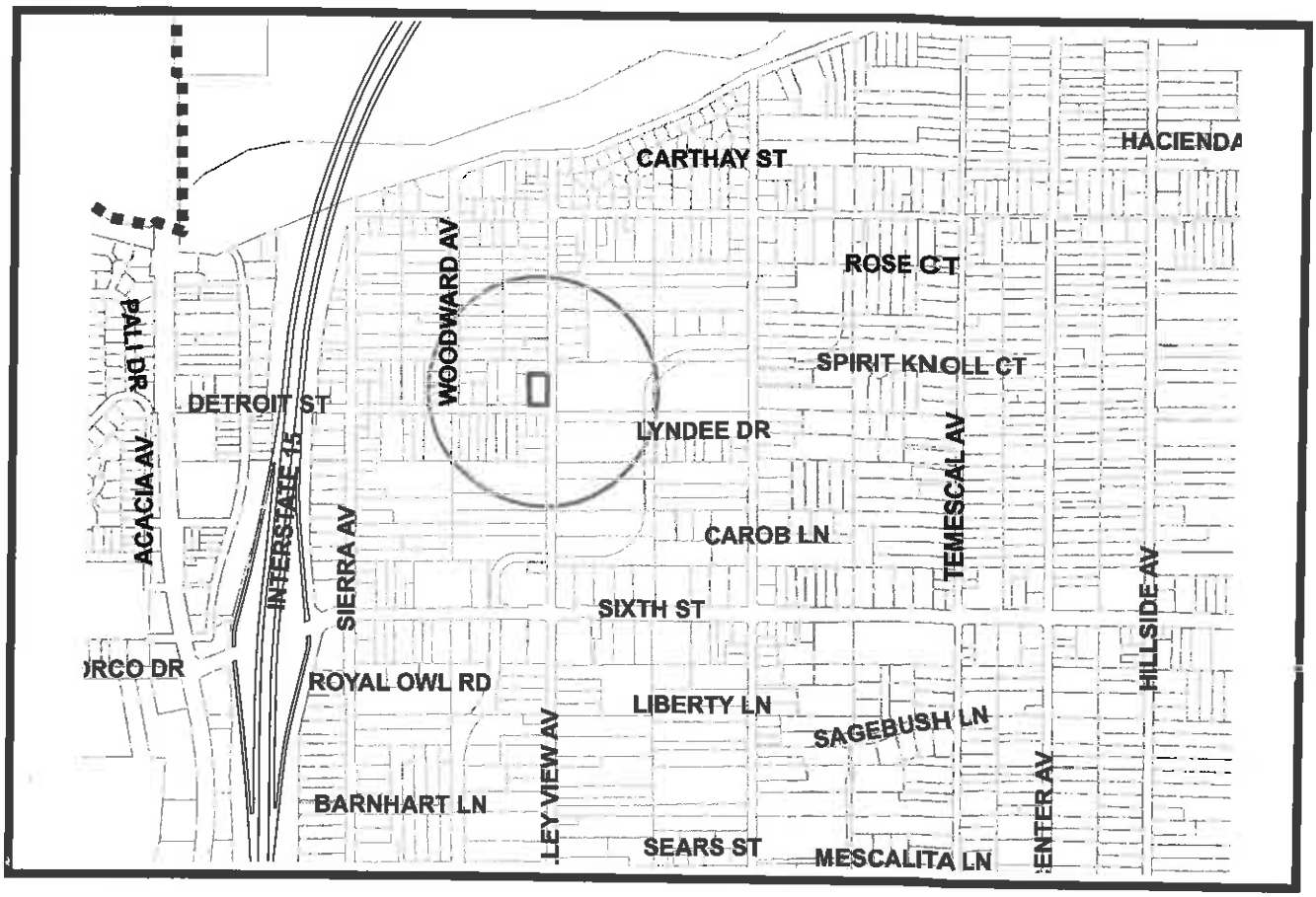
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 11, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

/cmm/adr

# LOCATION MAP




Not to Scale

N

**PROJECT:** Site Plan 2014-13

**APPLICANT:** Valentin Mercado

**LOCATION:** 1307 Detroit Street

# Exhibit "A"

/va-80888

# ASSESSOR'S PARCEL MAP

POR. SEC. 6 T.3S. R.6W.
POR. CITY OF NORCO

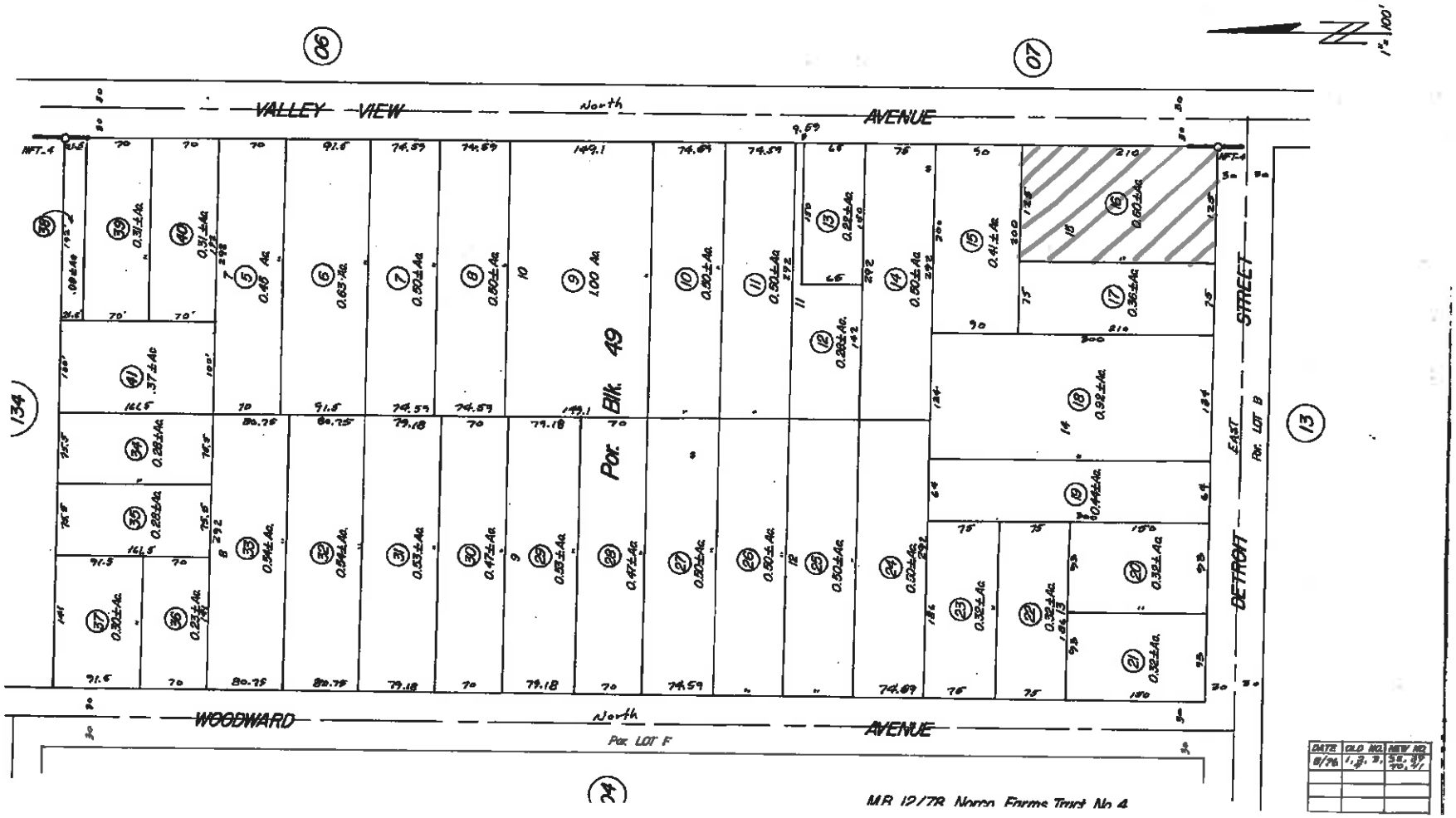



Exhibit "B"

**CITY OF NORCO**
**STAFF REPORT**

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

**FROM:** Alma Robles, Senior Planner

**DATE:** June 11, 2014

**SUBJECT:** Site Plan 2014-11 (Eaton): A request for approval to allow a detached accessory building consisting of a 704 square-foot patio and storage building at 3413 Dales Drive located within the A-1-20 (Agricultural Low-Density) Zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2014-36 approving Site Plan 2014-11.

Site Plan 2014-11 is a request for approval to allow an accessory building consisting of a 704 square-foot patio and storage building at 3413 Dales Drive located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of .52 acres/22,651 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "F" – Aerial and Site Photos).

Accessory buildings 864 square-feet or less require site plan approval by the Planning Commission. The site plan, building elevations and floor plan for the proposed building are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Exhibit "E" – Floor Plan). The building is proposed to be wood frame construction, with a tile roof and stucco finish to match the house, and will be located behind the existing residence in the sloped area of the property noted on the attached site plan.

Construction of the building has started, but was halted due to a "stop work order" issued to the property owner. This site plan application review and approval is the first step necessary before the owner can apply for building permits.

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

- The minimum setbacks of 5 feet from side or rear property lines and 10 feet from any other structure are required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure 864 square feet or smaller is 14 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 11 feet 6 inches as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 22,651 square feet but is not all flat. The first two-thirds of property is relatively flat, but then there is a slope at the rear of the property. The property consist of at least 12,000 square feet and the pad**

**coverage is at about 31% which takes into account the existing structures but not the proposed structure. The proposed structure will be located in the sloped area and was not included in pad coverage.**

- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of five animal units would be allowed which would require an open area of at least 2,880 square feet. An open area of at least 2,880 square feet has been identified (highlighted area in yellow) on the site plan. This area is within the flat area of the property, on the side and rear of the existing house. The subject structure is being proposed within a slope, and not taking up the flat and open area on the property.**

As proposed, the project meets the minimum requirements for an accessory building of 864 square feet or less. Staff is recommending that the Commission adopt Resolution 2014-36, approving Site Plan 2014-11.

/cmm/adr

Attachments:
- Resolution 2014-36
- Exhibit "A" – Location Map
- Exhibit "B" – APN MAP
- Exhibit "C" – Site Plan
- Exhibit "D" – Building Elevations
- Exhibit "E" – Floor Plan
- Exhibit "F" – Aerial and Site Photos

# RESOLUTION 2014-36

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 704 SQUARE-FOOT DETACHED PATIO AND BUILDING AT 3413 DALES DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW-DENSITY) ZONE. SITE PLAN 2014-11.**

WHEREAS, JEFF EATON 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 3413 Dales Drive (APN 129-345-028).

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

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

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

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

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

DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled June 11, 2014 that the application for Site Plan 2014-11 is approved, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Exhibit "E" – Floor Plan dated May 28, 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 and/or continue work/construction. No work/construction shall commence or continued until the applicant has obtained building permits and has paid all applicable fees for the subject building.

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

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

9. The subject building shall complement the existing house in material and 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.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 11, 2014.

_____
Patricia Hedges, Chair
Planning Commission
City of Norco, California

ATTEST:

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

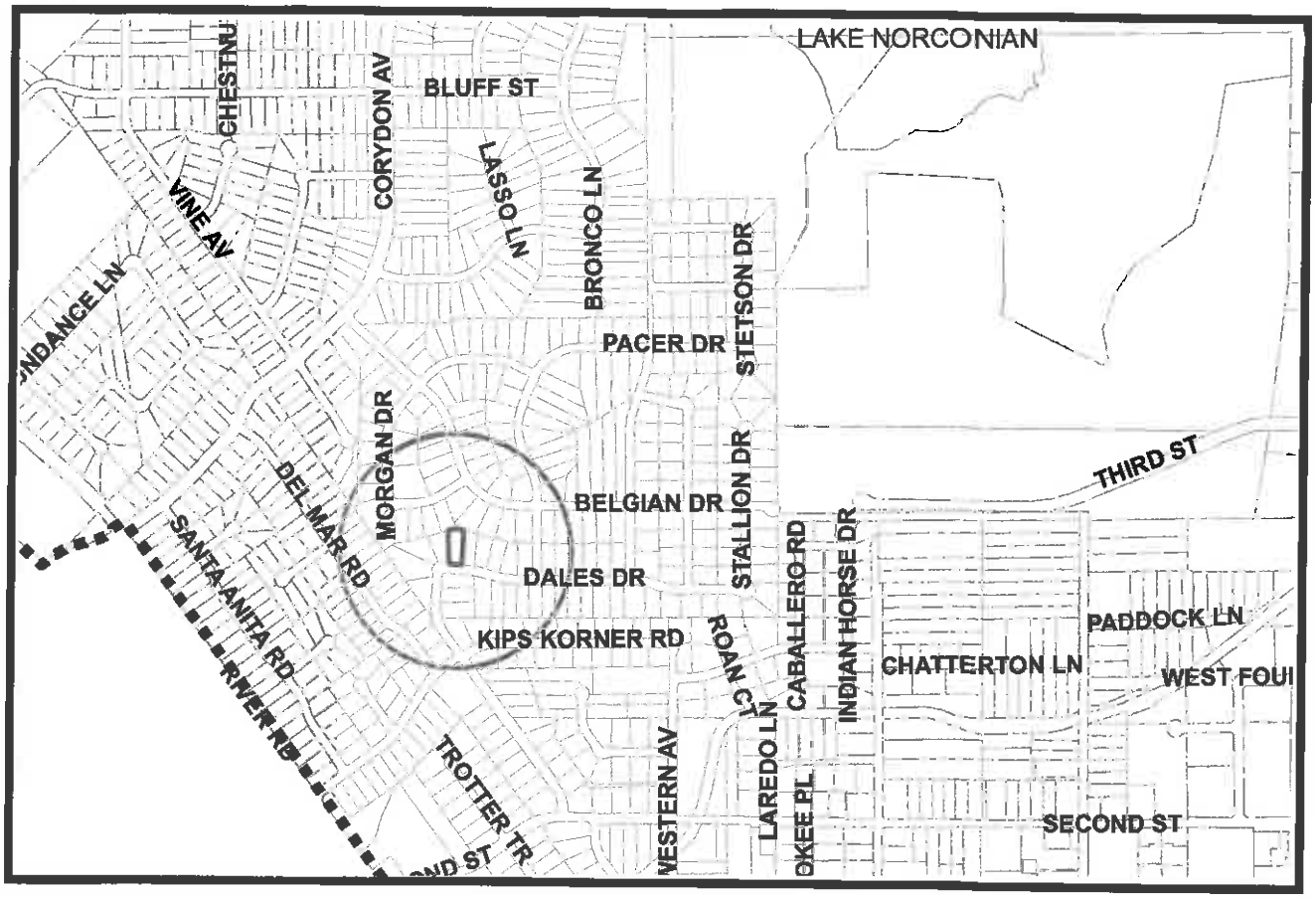
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held June 11, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

/cmm/adr

# LOCATION MAP




**Not to Scale**

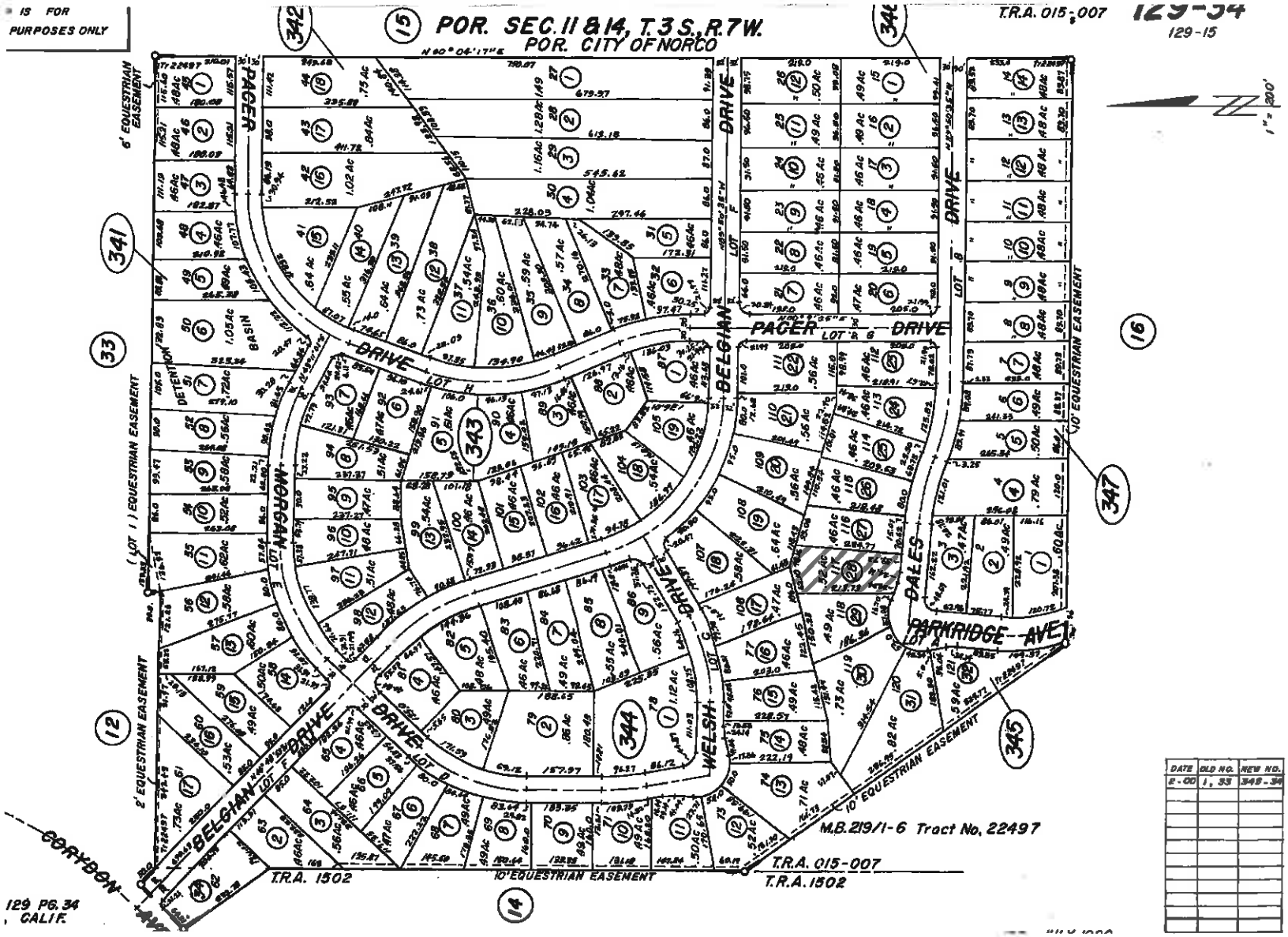
N

| | |
|---|---|
| **PROJECT:** | Site Plan 2014-11 |
| **APPLICANT:** | Jeff Eaton |
| **LOCATION:** | 3413 Dales Drive |

# Exhibit "A"

/va-80888

# ASSESSOR'S PARCEL MAP




| DATE | OLD NO. | NEW NO. |
|---|---|---|
| 2-00 | 1, 33 | 348-34 |

Exhibit "B"

# CITY OF NORCO
# STAFF REPORT

| | |
|---|---|
| TO: | Chair and Members of the Planning Commission |
| FROM: | Planning Division |
| PREPARED BY: | Steve King, Planning Director |
| DATE: | June 11, 2014 |
| SUBJECT: | **Norco College Marquee Sign** (City): A request for input regarding the proposed design of a marquee sign for Norco College at the northwest corner of Hamner Avenue and Third Street in the public right-of-way. |
| RECOMMENDATION: | This item is being presented for input and recommendation but does not require approval by the Planning Commission. |

SUMMARY:.

BACKGROUND: The college has been working with the City for some time to get a larger sign at the intersection of Third Street and Hamner Avenue to catch the attention of people trying to get to the college before they get to Third Street. The sign has two main functions, to help direct traffic toward the college campus sooner and to provide marquee advertising for events at the campus.

By agreement and with the right of the college to use the City right-of-way the sign will also be provided to the City to advertise community events. This will work in conjunction with the goal that the Economic Development Advisory Council has been working on to provide a similar type of advertising signage in the City.

Attached: Exhibit "A" – Proposed Norco College Marquee Sign

**Agenda Item 6C.**

Custom Signs INC.
962 W. Foothill Blvd., Azusa, CA 91702
(626) 969-2222 fax (626) 969-5511
e-mail: customsignsinc@juno.com

| | | | |
|---|---|---|---|
| Title | NORCO COLLEGE - JFK MIDDLE COLLEGE HS | Drawing Date | 10-17-13 |
| Location | | This is an original drawing created by CUSTOM SIGNS, INC. The information contained in this document is confidential work-product material and is intended for the eyes of the designated recipient only. If you are not the designated recipient, you are hereby notified that any unauthorized review, dissemination, distribution or copying of this document, and that which is transmitted herewith, is strictly prohibited. Client agrees to pay 25% of the retail selling price of this display upon demand hereof, if said original design is used or reproduced in whole or in part. | |
| Salesman | Designer ES/MG | | |
| Client Approval | Date | | |