



**CITY OF NORCO  
PLANNING COMMISSION SPECIAL MEETING MINUTES**

**Wednesday, July 27, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

---

**CALL TO ORDER: 7:00 p.m.**

**ROLL CALL: Patricia Hedges, Chair - Present  
Robert Leonard, Vice Chair - Present  
Danny Azevedo, Commission Member – Present  
Phil Jaffarian, Commission Member - Absent  
John Rigler, Commission Member - Present**

**PLEDGE OF ALLEGIANCE: Commission Member Azevedo**

**APPEAL NOTICE: Read by Director King**

**Business Item 3.B. - Presentation of the Draft 2016 City of Norco Strategic Plan was presented prior to Agenda Item 1.A.**

**1. PUBLIC HEARING:**

- A. Conditional Use Permit 2016-25 (Sahil Investment Group):** A proposal for a 90-room hotel at 3361 Hamner Avenue in the C-G (Commercial General) Zone. **Recommended Action: Continue to August 10, 2016** (Planning Director)

Planning Director King recommended the continuance of this project to the next regular meeting of August 10, 2016.

**M/S RIGLER/LEONARD** to continue Conditional Use Permit 2016-25, to the regular meeting of August 10, 2016; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, RIGLER**

**NOES: NONE**

**ABSENT: JAFFARIAN**

**ABSTAIN: NONE**

**2. CONTINUED PUBLIC HEARING:**

- A. Specific Plan 91-02 Amendment 7:** A proposal to amend the regulations for the Equestrian Residential District of the Norco Hills Specific Plan with regards to the allowed lot and pad area coverage. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. As directed by City Council, Planning Commission is asked to review this regulation as it relates to the Norco Hills Specific Plan. Staff recommends approval.

In response to Member Rigler, Director King explained that the current required rectangular animal keeping area cannot be required due to the different shaped lots in this specific zone. Director King pointed out that when a lot is graded, increasing the flat pad area, the number of animal units allowed also increases. Member Rigler questioned the "On-Site Development Standards, Item 4) Distance Between Buildings"; Director King stated that only the documented paddock has to be at least 35 feet from a habitable building.

Member Azevedo asked about pools filled in the last five (5) years; Director King replied none.

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

Mike Thompson stated that making an exception to the rectangular shape animal keeping area is not right.

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

Member Rigler doesn't agree with making an exception to certain properties, when it is required by all other residences.

Director King stated the rectangular size requirement can be noted; reminding the Commission that the Norco Hills Specific Plan was not initially geared to be animal keeping lots, and that this requirement will limit the amount of animal units allowed.

Vice Chair Leonard noted that many of the properties have been graded since its development; these lots need to be verified as to its actual pad size.

**M/S RIGLER/LEONARD** to adopt Resolution 2016-46, recommending that the City Council approve Amendment 7 to Specific Plan 91-02 (Norco Hills Specific Plan) with any related cross-references in other chapters as needed to regulate allowed lot and pad coverage areas in the Equestrian Residential District, add the requirement of a rectangular animal-keeping area, and verify if the pad has been graded to change the slope to 4% or less, adding to the lot's usable square footage; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, RIGLER**  
**NOES: NONE**  
**ABSENT: JAFFARIAN**  
**ABSTAIN: NONE**

3. BUSINESS ITEMS:

- A. **Special Sign Permit 2016-01(AD/S/Balboa Management Group LLC):** A request for approval of a freeway-oriented pylon sign on property located at 5555 Hamner Avenue (Silverlakes) located within the OS (Open Space Zone). **Recommended Action: Approval** (Planning Director)

Member Azevedo recused himself from reviewing this project due to potential conflict.

Planning Director King presented the staff report on file in the Planning Department. He stated that although the sign exhibit did not show the City's logo, the applicant is willing to add the Horsetown USA logo to the design. The City will be provided time on the sign to advertise events and other City information. Staff recommends approval of the sign.

In response to Vice Chair Leonard, Director King explained that the Code allows the Commission to be flexible with the sizing of the sign, based on the size of the property and the need for visibility, noting that no other sign will be needed or allowed at the same location.

**Chair Hedges invited those in attendance who wish to speak.**

Milton Soloman, applicant, provided the following information on the project, the size requested is needed based on its location, for best visibility and because of the large berm area between the property and freeway; he further suggested to use large lettering of Horsetown USA and Norco, to be more visible by freeway traffic as opposed to the Horsetown logo. This sign will serve the City well, put Norco on the map, and allow advertising of special events, and possibly attract promoters of other community events, such as concerts. In response to the Commission, he stated that the LED lighting can be controlled on site, so not to disturb the neighboring City of Eastvale. He also affirmed that the distance inland from the freeway is approximately 50-60 yards; and that the words Norco Horsetown USA can be placed permanently on the column area, below the light area. Mr. Soloman noted the company's flexibility to work with the City as to what it wants.

Pat Overstreet spoke in support of the sign, size and all; although not western themed, it will contain Norco and Horsetown USA.

Geoff Kahan stated his excitement for the sign, as the City has been waiting a long time for the project; he supports the size because of its location, wants it to stand out, and the City will benefit with the usage of the sign.

Mike Thompson opposed the sign based on that it does not follow the code. He said a local sign company should be used, and requested to see a rendition before it gets approved.

Su Bacon spoke in support of the sign, pointing out how much sales tax Silverlakes has brought to the City since its opening. She added liked the addition of the Horsetown USA logo to the sign.

Linda Dixon agreed with Ms. Bacon's remarks, adding that the bigger the sign the better. She supports the sign.

Karen Leonard noted her concern with the size, bigger than a movie theater screen; asked that the city logo be added.

**Chair Hedges brought the discussion back to the Commission.**

Member Rigler John noted his appreciation to the addition of the City's logo, the appearance won't look like Norco.

Vice Chair Leonard stated that he has always been a big supporter of Silverlakes, noting that he would require that the Horsetown USA logo on the sign. He noted concerns with the size requested, and the potential for other businesses along the freeway asking for large signs too.

Chair Hedges remarked that she does not want anything larger, and that the rendition provided appears plain.

**M/S RIGLER/HEDGES** to adopt Resolution 2016-39, to approve Special Sign Permit 2016-01, to allow a freeway-oriented pylon sign on property located at 5555 Hamner Avenue. (Silverlakes); the motion carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, RIGLER**

**NOES: NONE**

**ABSENT: JAFFARIAN**

**ABSTAIN: NONE**

B. Presentation of the Draft 2016 City of Norco Strategic Plan. **Recommended Action: Recommend approval of the 2016 City of Norco Strategic Plan to the City Council** (City Manager)

City Manager Okoro introduced the draft 2016 Norco Strategic Plan to the Commission. He discussed its intent and the development process; the Strategic Plan included new mission and vision statements, as well as five strategic directions: Infrastructure, Community Outreach, Financial Stability, Economic Development, and Public Safety; each strategic direction included numerous action and sub-action plans to help staff identify and achieve each strategic direction.

**Chair Hedges invited those who wish to speak to come forward.**

Linda Dixon stated she was with the Ad-Hoc Committee for 14 months, to no avail; adding that this plan has no "meat" to it; the Commission does not know what they are approving. She noted that the City went to an outside entity for this plan, and based on this strategic plan it should not be approved.

**Chair Hedges brought discussions back to the Commission.**

City Manager Okoro responded to Mrs. Dixon's inquiry, stating that a joint-workshop was held on May 21, 2016, with Council, Commission Members and staff to review and make recommendations to this plan. Nothing presented within this strategic plan specified any specific tax or other items to be approved. This plan is strictly a list of tasks, plans and actions to be considered for the future of the City.

City Manager Okoro answered questions from the Commission throughout the presentation. He asked for the Commission's recommendation to the City Council.

Member Rigler did not understand what is being asked, what needs to be passed.

Chair Hedges explained that nothing in particular is being approved; this is simply a guide for future needs of the City.

**M/S LEONARD/AZEVEDO** to recommend approval of the draft 2016 Strategic Plan to the City Council; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, RIGLER**

**NOES: NONE**

**ABSENT: JAFFARIAN**

**ABSTAIN: NONE**

- C. Discussion item regarding the requirement for loading zones for all commercial buildings (City). Verbal Presentation. **No Recommended Action.** (Planning Director)

Director King made a verbal presentation on options for consideration. He asked the Commission for its input.

Vice Chair Leonard noted concerns with current loading zones not being used by commercial trucks, something needs to be done.

Member Azevedo suggested that size limits should be set, determined by the size of the building; such as Stater Bros and Walmart stores, adding that parking spots are detrimental to each commercial center.

Director King confirmed that this consideration is for commercial buildings.

Member Rigler added that time limits could also be set at approximately 15 minutes, and have areas marked as loading zones.

Further discussions on areas for consideration, time limits, and size needed for unloading/loading.

Director King stated will bring forth a code amendment for consideration at a future meeting.

**ADJOURNMENT:** Chair Hedges adjourned the meeting at **9:57 p.m.**

Respectfully submitted,

---

Steve King, Secretary  
Planning Commission