



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 9, 2008

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Newton, Vice-Chair Wright, Commissioners Jaffarian, Harris, and Hedges
3. STAFF PRESENT: Senior Planner King, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Chair Newton
5. APPEAL NOTICE: Read by SP King.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None
7. APPROVAL OF MINUTES: Minutes of March 26, 2008  
**MOTION:** M/S Wright/Jaffarian to approve the minutes of March 26, 2008 as written.  
  
AYES: Unanimous **MOTION CARRIED**
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: None
10. BUSINESS ITEM: Site Plan 2006-08 (Madison Garden Investment Group): A request for site plan review and approval to allow development of a three-story commercial office building consisting of 6,812 square feet at 423 Sixth Street located within the C-4 (Commercial) Zone. Recommendation: Approval (Senior Planner King)

SP King presented the staff report on file in the Planning Department. The four-acre project as proposed and conditioned meets or exceeds requirements of the Norco Municipal Code. Even at three stories, the height is no more than the limit of 35 feet. The elevations show an attractive western architecture style and the parking allows for retail uses, even though the site is proposed for office uses. The applicants have been through three Project Review Boards, the Streets and Trails Commission, and also the Economic Development Advisory Council and

favorable comments were received by all. SP King offered to answer questions of the Commission.

Questions of staff:

PC Hedges noted that the driveway pavers were addressed in Condition No. 30. She asked about Condition No. 27, that 6:30 a.m. sounds a little early. SP King said that was per Code but that the Commission could change it to whatever they wanted. The Commission concurred to change the starting time to 7 a.m. and to end at dusk.

Chair Newton noted that the screening really needs to be secured, so as not to flap up and scare horses and pedestrians. Condition 62 was found to adequately address that concern.

PC Jaffarian asked about the location of a sign or signs. SP King noted because of the trail fencing, monument signage will be a recurring issue on Sixth Street. Monument signs will need variances because those can only go in the five-foot required landscaping area, and would be the case for most of the Sixth Street businesses. It was noted that individual signs would be placed on fascia boards; if not, they would hang down from the rafters like cloud signs, such as the sign program for the Chaparral Center. The Commission was concerned that signs should come back as a condition of approval. After further discussion, the Commission agreed to review the signage program instead of individual signs. PC Jaffarian asked that the sign program include temporary signage.

Chair Newton requested the landscaped drawings come back to the Commission. He also noted Condition No. 12 should note the six-foot block wall be built at the finished grade.

PC Harris asked about whether the self-auditing condition would apply here. SP King said that condition does not apply to this project because office use is allowed in the C-4 zone. Basically, for a site plan, the Commission only has to determine that the applicant has met the requirements of the zone.

Vice-Chair Wright said a three-story office building in this location doesn't seem to fit right. He suggested retail on the first floor. If it stays as an office building, he is not in favor of the project at all.

PC Hedges said several members of the community have told her they do not care for the three stories on Sixth Street. She questioned the height of the Pat's Kitchen site but SP King did not know what it was.

PC Jaffarian said as long as Sixth Street is made up of the long, narrow lots, this is the kind of project the City will continue to see.

Chair Newton felt the office use was okay, that there was economic value to it. He was pleased with the professionally-presented project that was complete with the materials board and colored elevations.

The applicant was in the audience but did not formally address the Commission.

Under discussion, the following was noted:

- Condition 27 was changed to reflect a 7 a.m. starting time and ending at dusk.
- A new condition was added to have the landscaping reviewed by the Commission.
- A new condition was added to have the signage program reviewed by the Commission, with temporary signage added to the review. Individual tenants would not have to come back for signage approval.
- Condition 12 to note at finished grade on the drawing.

To answer Chair Newton's concern about the project coming forward under Shelby Development and then as Madison, SP King said it was just a name change.

**MOTION:** M/S Jaffarian/Harris to approve Site Plan 2006-08 in accordance with and subject to all conditions of approval as amended contained within draft Resolution 2008-09.

AYES: Harris, Hedges, Jaffarian and Newton  
NOES: Wright

**MOTION CARRIED**

Vice-Chair Wright indicated his no vote was because the building was three stories and felt it should be conditioned to limit the first story to retail.

11. CITY COUNCIL: Received and filed.
  - A. City Council Action Agenda dated April 2, 2008
  - B. City Council Minutes dated March 19, 2008 and Joint Minutes dated March 10, 2008
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None

13. STAFF: Current Work Program: Received and filed.

14. OTHER MATTERS:

- PC Jaffarian noted the County is talking about a semi-trailer ordinance and Norco should be following that issue and consider what we should do before that gets passed and we get all the trucks over here.
- PC Jaffarian also noted the taking back of right-of-way on Hamner Avenue so that the street could be improved. When the City does that, he asked what will happen to the business parking spaces allowed along Hamner. Landscaping and other buffers need to be addressed. He suggested staff start looking at this.
- Vice-chair Wright asked that perhaps the City should consider modifying the Code to require retail on the first floor of three-story buildings. The City is getting too much office space that is sitting empty. The rest of the Commission felt that was a good idea. PC Harris asked why not require retail on the first floor of a two-story also. Chair Newton asked would an account business on the first floor then require a variance. PC Harris asked about allowing residential on the third floor.

15. ADJOURNMENT: With no further items on the agenda, Chair Newton declared the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Steve R. King  
Planning Secretary

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