



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
JANUARY 14, 2009

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice-Chair Jaffarian, Commission Members Harris, Hedges and Newton
3. STAFF PRESENT: Planning Manager King, Director of Parks and Recreation Petree, Director of Public Works Thompson, Economic Development Director Oulman, Senior Planner Robles, Senior Engineer Askew, Executive Secretary Dvorak
4. PLEDGE OF ALLEGIANCE: Vice-Chair Jaffarian
5. APPEAL NOTICE: Read by staff.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None.
7. APPROVAL OF MINUTES: Minutes of December 10, 2008  
**MOTION:** M/S Hedges/Harris to approve the minutes of December 10, 2008 as written.

Unanimous:

**MOTION CARRIED**

8. CONTINUED ITEMS:

- A. Silverlakes Equestrian and Sports Park: Conditional Use Permit 2008-09 and Draft Environmental Impact Report (Belstarr Sports Management, LLC). Recommendation: Approval (Planning Manager King) Continued from December 1, 2008.

Planning Manager King presented the staff report on file in the Planning Division, noting that the positive impacts of the project outweigh three negative impacts that have been identified in the EIR but cannot be feasibly mitigated. He reviewed the latest changes to the resolution that included the following: baseball can be accommodated but not on permanent fields; requirements are the responsibility of the lessee and not the property owner; the building pads for all new structures need to be moved out of the flood plain area (91), there will be an annual review of programs and the self-audit condition will apply. Norco will widen Hamner Avenue now and be reimbursed later through the TUMF program. However, the bridge over the river as well as the Schleisman ramp is controlled by RTCT. There was concern voiced over the compatibility of sporting vs. equestrian events: it was determined the large area of the site will make any incompatibility a non-issue. There will be manure pickup from the site.

Planning Manager King read through clerical changes due to renumbering of the conditions in the revised resolution in that references were one number off. Condition 97 had wording added regarding urban wildlands interfacing, and draft condition 102 regarding berming was deleted as ultimately, controls on the sporting events will control light and noise. Draft condition 105 was changed to reflect that sports and equestrian events calendared through the Parks and Recreation Departments review process, whether annually or monthly, would not need special event permits, but all other events would, unless waived by the City.

Chair Wright said there would be no public comments taken as the public hearing was closed on December 1, 2008.

Member Newton asked if the building elevations, landscape and sign drawings would all come back to the Commission for further review. PM King said yes. Member Newton asked that the Architectural Subcommittee review the building elevations first.

Condition 59 was changed with the addition of "gasoline" generators. Condition 62 was changed to "200" feet instead of "500".

There was discussion about the fishing lake; Member Newton wanted the statement on page 11 of the staff report to say it "will" accommodate fishing, not

“can.” PM King said County Vector Control mandates the lake has to be more than 12 inches deep in regards to mosquito control. Mr. Brandis said that a depth of 2-3 feet presents a whole different situation from his original token lake. He said there were inherent risks regarding liability due to safety, fishing hooks, etc. Horses are his business, not fish, and he did not think the fishing lake was a good idea. The Commission wanted a condition added that the lake will accommodate fishing.

Vice-Chair Jaffarian asked staff to not use the work “suggest” in reports and conditions. He said either an item is required or it isn’t. Condition 42 was changed to reflect this.

Member Hedges asked about pull-through sites for RV parking for easier maneuvering of the larger RVs and trailers. SE Askew noted that the RV lot drawing was only conceptual; staff will certainly add some pull-through sites. It was noted that pull-through sites take up more room.

Member Harris asked if more than 1,500 people were involved in an event, would there be a special event permit required. A lot of discussion followed regarding why the number 1,500 was chosen. PM King said that was just a “starting number”, that all non-sporting events would require a permit anyway.

Kent Norton, engineer for Michael Brandman and Associates, said that peak hour trips were the worst case scenarios used in the traffic study and this facility typically would not generate traffic during peak hours because events are not held during standard commuting peak hours.

The Commission asked about the length of horse shows and voiced concern that there was no control in the length of stay in the RV park. Mr. Brandis said horse shows can run from a weekend up to three weeks. He will not set a limit set on the length of stay at the RV park, as he will not make participants pull out their rigs and come back again in a few days. He said this was not an open RV park; it is just an accommodation for horse show participants.

The Commission suggested a new condition limiting length of stay in the RV lot to five days for non-participants, with special requests for longer stays going to the lessee.

There was more time spent discussing the number 1,500. Director Petree said there would be monthly reviews of the events, which are actually calendared way in advance. He reviewed the current special event procedures. Director Petree added that the first year of operation would be the learning curve for the project. The Commission amended the condition, removing the 1,500 threshold.

Mr. Brandis said he knows for next five years what equestrian events will be held at the site and it is the same with soccer events; it is what he does. It is a very "cookie cutter" calendar. Inserting Olympic events every four years would, however, be special, as would non-sporting and non-equestrian events.

**MOTION:** M/S Jaffarian/Hedges to recommend that the Final Environmental Impact Report be certified.

AYES: Unanimous

**MOTION CARRIED**

**MOTION:** M/S Jaffarian/Hedges to approve Conditional Use Permit 2008-09 subject to all conditions of approval as set forth in Resolution 2008-35, to include the changes as noted above.

AYES: Unanimous

**MOTION CARRIED**

- B. A Request for Approval to allow the Ancillary Sale of Liquor for Off-Site Consumption at a Convenience Store Proposed at 2743 Hamner Avenue Suite 105, located within the C-G (Commercial General) Zone. Resolution No. 2008-38; Conditional Use Permit 2008-12 (Farhoomand) Recommendation: Approval. (Senior Planner Robles)

Senior Planner Robles presented the staff report on file in the Planning Division.

Chair Wright announced that the public hearing was closed on December 10, 2008 so no further comments would be taken.

Members Harris and Hedges said according to the staff report the City of Norco already had an over-concentration on this type of facility and they were not in favor of adding another. Chair Wright agreed. Member Jaffarian felt this business would be taking away from another business in town.

Member Newton agreed with staff but said it is permitted in the zone with a conditional use permit regardless of how many other businesses sell alcohol so he was okay with the request.

**MOTION:** M/S Jaffarian/Hedges to deny Conditional Use Permit 2008-12.

AYES: Harris, Hedges, Jaffarian and Wright

NOES: Newton

ABSENT: None

ABSTAIN: None

**MOTION CARRIED**

9. PUBLIC HEARINGS: None

10. BUSINESS ITEMS:

- A. Chaparral Center at Hamner Avenue and Fifth Street: Sign Permit 2008-33 and Freeway-Oriented Sign Permit 2008-01: Recommendation: Approval (Planning Manager King)

Planning Manager King presented the staff report on file in the Planning Department. He said the City is suggesting a silhouette of a horse and jumper be used on the sign in place of the cowboy silhouette that the applicant is proposing.

There was discussion on different silhouettes, with the Commission open to different ones, but noting that the hunter-jumper would tie in with Silverlakes.

Member Hedges felt five signs on one site were a bit too much.

Vice-Chair Jaffarian said the monument sign should match the rest of the building as best as possible.

**MOTION:** M/S Jaffarian/Hedges to approve Sign Permit 2008-33 subject to the conditions of approval set forth in Resolution 2009-01 with Exhibits "E" and "F" coming back to the Commission for further review and incorporating materials from the building better.

AYES: Unanimous

**MOTION CARRIED**

**MOTION:** M/S Jaffarian/Hedges to approve Freeway Sign Permit 2008-01 with the existing cowboy silhouette.

AYES: Unanimous

**MOTION CARRIED**

- B. Status Report on Street Improvements at Second Street and River Road.  
Recommendation: Receive and File (Senior Planner Robles)

Senior Engineer Askew explained the improvements.

**MOTION:** M/S Hedges/Harris to receive and file the status report on street improvement at Second Street and River Road.

AYES: Unanimous

**MOTION CARRIED**

- C. Oral Status Report on Construction Project at 2335 Hamner Avenue.  
Recommendation: Receive and File (Senior Planner Robles)

Senior Planner Robles explained that several revisions to the original reconstruction plans have been holding up the project.

**MOTION:** M/S Hedges/Jaffarian to receive and file.

AYES: Unanimous

**MOTION CARRIED**

11. CITY COUNCIL: Received and filed.
  - A. City Council Action Agenda dated December 17, 2008
  - B. City Council Minutes dated December 3, 2008
12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions: None
13. STAFF: Current Work Program: Received and filed.
14. OTHER MATTERS:
  - Member Newton asked that staff update the meeting handout with current members.
  - Member Hedges asked that staff look into vehicles being parked on the vacant lot at Valley View Avenue and Sixth Street.
15. ADJOURNMENT: 9:10 p.m.

Respectfully submitted,

Steve R. King  
Planning Secretary

/sd-71351