



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
DECEMBER 8, 2010

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1. CALL TO ORDER: **7:00 PM**
2. ROLL CALL: **Chair Hedges, Vice Chair Wright, Commissioners Henderson and Newton - Present; Commissioner Jaffarian - Absent**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **PC Henderson**
5. APPEAL NOTICE: **Read by PD King**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

**Mike Box:** Mr. Box stated that he wants to find a way to change the laws pertaining to an individual video taping at public meetings. He stated that he felt recent video taping at both Council and Commission meetings are out of control. Mr. Box also mentioned that he has seen an individual “off-road” riding a four-wheeler in the equestrian trails. He asked if it was allowed, adding that it is a noise pollution.

7. APPROVAL OF MINUTES: Minutes of November 10, 2010 (November 24, 2010 was a cancelled meeting):

**M/S WRIGHT/HENDERSON to approve minutes of November 10, 2010 as written**

**AYES: Hedges, Wright, Henderson and Newton**

**ABSENT: Jaffarian**

**Motion Carried**

8. CONTINUED ITEMS: **NONE**
9. PUBLIC HEARINGS: **NONE**
10. BUSINESS ITEMS:
  - A. A City-initiated Proposal to Amend Title 18 of the Norco Municipal Code to Amend the Regulations of Chapter 18.21 Commercial Recreation (C-R) zone and Rename it the Commercial Hospitality (C-H) Zone, and to Change the General Plan Land Use and Zoning to reflect the Proposed C-H Zone on Approximately 3.34 Acres Located on the Northwest corner, and Approximately 6.51 Acres Located on the Southwest Corner, of the Intersection of Second Street and Valley View Avenue.  
**Recommendation: Review, Comment and Provide Direction (Planning Director King)**

PD King introduced the staff report on file in the Planning Division. He stated that this item will be returning as a public hearing in the near future. PD King provided an overview of the proposed new zone, Commercial Hospitality (C-H) Zone.

In response to PC Newton, PD King noted that Mr. An owns the property noted and has expressed interest in a zone change in the past. PD King confirmed that the City initiated this zone change through the Strategic Plan adopted by the City Council in 2008.

Further responding to PC Newton's concerns, PD King clarified the difference between a hotel and a motel, explained the Church Protection Act, and gave further details on the possibilities of an indoor/outdoor amphitheater.

PD King noted that a traffic study has already been completed by LSA Associates of Riverside; it will be presented as part of the staff report at the public hearing.

In response to Vice Chair Wright, PD King stated that the City initially began looking at creating the C-H Zone when the Strategic Plan was being discussed. He added that other areas within the City are being considered for this new zoning, no specific locations have been chosen at this time.

Vice Chair Wright stated that on Exhibit B, *Section 18.21.08 Item 2 (b) Barber and beauty shops* should be noted that it can only be as part of a hotel. He stated that he considers the area east of the 15 freeway as residential, adding that he does not agree with this change at this time.

Chair Hedges asked for clarification on Exhibit B, *Section 18.21.06, Item 2 (a) listing indoor storage facilities and (t) Shoe repair shops*. PD King stated that the indoor storage facility refers to a maintenance room type of storage, and added that many hotels offer the shoe repair service.

Discussions ensued.

The Commission agreed that the area north of Sixth Street to the Santa Ana River Bed could be considered for the new Commercial Hospitality (C-H) zone, for hotels, restaurants and other businesses that would support of the Silverlakes property, as suggested by PC Henderson.

PC Henderson asked that staff comes up with an ordinance to call for a specific plan instead, with the hopes that it would not limit the number of ideas that could be created and be presented to the Commission by potential applicants. He stated that the zone change may limit the possibilities that could come to Norco.

Discussions continued.

**M/S HENDERSON/WRIGHT** directed staff to bring forth a specific plan based on the uses staff intended in the zone change. Continued to January 12, 2011.

**AYES:** Hedges, Wright, Henderson and Newton  
**ABSENT:** Jaffarian **Motion Carried**

**RECESS:** 8:14PM

**RECONVENE:** 8:20PM

- B. Review of Sign Code. ***Recommendation: Review, Comment and Give Direction (Planning Director King)***

PD King introduced the staff report on file in the Planning Division. He reviewed the purpose of the sign code and the staff-revised chapter, which had been provided to the Commission the day prior to this meeting. He then asked the Planning Commission for direction.

PC Henderson asked for the possibility of a separate matrix for different areas such as residential, commercial, and industrial. He noted the need to be flexible to allow new inventions such as the new LED signs currently used in other cities or any future innovations.

Vice Chair Wright stated that he too likes the matrix concept. He noted that it needs to be simpler to read and understand.

In response to PC Newton, PD King stated that he will attempt to clarify the verbiage under *Section 18.37.08 Item 1 (l) Flags* and noted that *Section 18.37.14 Item 4 (a) (b) Schedule of Abatement* is a copy of State Law.

SP Robles added that *Section 18.37.14 Item 2 Lawful Non-conforming Signs* refers to signs that were once permitted.

Further discussion ensued.

PD King suggested that this item be continued so staff may review and research it further; he added that a business sign company be contacted as their input may be helpful.

**M/S WRIGHT/NEWTON** to continue this issue to unspecified meeting date giving staff time for further review and research

**AYES:** Hedges, Wright, Henderson and Newton  
**ABSENT:** Jaffarian **Motion Carried**

11. CITY COUNCIL: **Received and Filed**  
A. Recap of Actions Taken at the December 1, 2010 City Council/Community Redevelopment Agency Meeting.  
B. City Council Minutes dated November 3 and November 17, 2010

12. PLANNING COMMISSION: Oral Reports from Various Committees:  
**Architectural Review Board:** PC Greg Newton shared that he and PC Jaffarian reviewed two accessory building site plans. He then read an email reply from PC Jaffarian, as he was not in attendance. Both PC Newton and Jaffarian commended SP Robles on a job well done.

The intent of the Architectural Review Board was discussed as these two site plans should have been placed on the agenda as a consent item. Due to the timeline, PD King asked for the Planning Commission's indulgence to allow these particular two items to go forth based on the Architectural Review Board recommendation, as the next PC meeting will not be until mid-January. The commission members were in agreement to allow this, this one time.

PD King confirmed that the procedure will be that the small site plans be reviewed by staff then brought forth as consent items to the Planning Commission; and the larger site plans will be reviewed and scrutinized by the Architectural sub-committee prior to presentation to the Planning Commission as public hearing items. All were in agreement.

13. STAFF: Current Work Program dated December 2, 2010: **Received and Filed**

14. OTHER MATTERS:  
PD King asked for input regarding a request received for two structures containing four-post with a roof, each are over 120 square feet, asking should this come before the Planning Commission. Planning Commission asked that it be brought forth.

Merry Christmas from all!

15. ADJOURNMENT: Chair Hedges adjourned the meeting at **9:14 PM to January 12, 2010**

Respectfully submitted,

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Steve King  
Planning Secretary