



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
JUNE 13, 2012

---

1. CALL TO ORDER: **7:03 PM**
2. ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles, and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commissioner Jaffarian**
5. APPEAL NOTICE: **Read by Planning Director King**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:  
**NONE**
7. APPROVAL OF MINUTES: Minutes of May 9, 2012: **Recommended Action: Approval** (Deputy City Clerk)  
**M/S Jaffarian/Leonard** to approve the minutes of Regular Meeting of May 9, 2012 as written  
**AYES: Unanimous Motion Passed**
8. CONTINUED ITEMS:
  - A. **Resolution 2012-\_\_\_**; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010). Continued from May 9, 2012  
**Recommended Action: Recommend Approval** (PD King):  
**Heard under Agenda Item 9**
  - B. Second Review of Draft Sign Ordinance. Continued from May 9, 2012.  
**Recommended Action: Provide Comments and Provide Direction** (SP Robles):

Senior Planner Robles presented the staff report on file in the Planning Division. She summarized changes made to the draft sign ordinance based on the recommendations by the sign group committee and the Planning Commission. She noted that other adjustments included removing outdated items, adding sample depictions of signs and easy to read graphs.

In response to Commission Member Jaffarian, Planning Director King explained that the City cannot regulate text on any given sign, with the exception of profanity, as advised by the City Attorney based on the freedom of speech rights; adding that through code regulations only the design, size and its location can be regulated. Commission Member Jaffarian stated that the Commission should be able to regulate text when the applicant is addressing the Commission.

Discussion ensued resulting in a few additional revisions requested by the Commission Members.

In closing, Senior Planner Robles stated that a public hearing will be set for a future Planning Commission meeting for final discussions before it is presented to the City Council.

9. PUBLIC HEARING: **Resolution 2012-\_\_\_**; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010). Continued from May 9, 2012; re-noticed.  
**Recommended Action: Recommend Approval** (PD King):

Planning Director King presented the staff report on file in the Planning Division. He noted a correction on the lot size to read 6.4 acres. Staff recommends approval to the City Council.

Chair Wright and Commission Member Leonard questioned the traffic study provided, each noted that it is not accurate based on the proposed plan presented tonight.

Planning Director King noted that the traffic study was done three years ago with driveways off of Valley View Avenue, explaining that based on recent discussions the staff recommends only one driveway on Valley View Avenue for emergency purposes only.

In response to Commission Member Hedges, Planning Director King stated that the residential lots added are to buffer the current residents on Valley View and that the new homeowners of these lots will know what they are moving next to.

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

**Rob Was:** Mr. Was commented on the proposed plan; adding that he is speaking on behalf of Mr. An as he was out of town. He asked that this item be approved, noting that the City is in need of rooms and revenue, and a good steak house.

**John Kort:** Mr. Kort, a resident neighboring the proposed project, noted his concerns that the development will invite vagrants, taggers and bring other problems to Second Street.

**Brian McCormick:** Mr. McCormick, a neighbor to the proposed project, stated that the proposed plan presented tonight is not the same as what had been presented to him by Mr. An. He opposes this proposition.

**Marisol Kourt:** Ms. Kourt stated her concerns for the safety of students walking to and from the area schools and the additional congestion to the school traffic on Second Street.

**Larry Cusamano:** Mr. Cusamano noted that he has opposed this type of plan at this property from the start; adding that it will add to the current bothersome situation with the lights and sounds from the Auto Mall.

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

Commission Member Hedges stated that she has many concerns, adding that she does not want a hotel next to residences. She noted that if this project must happen she recommends that there are no exits on Valley View and that the hotel be moved closer to the street.

Commission Member Leonard reiterated his concerns with the traffic study provided, adding that he is against this proposed project.

Commission Member Jaffarian suggested that egress/ingress must be limited to Second Street only due to the project's location. He stated that although the scale of the building doesn't seem intrusive it could be scaled down, adding that a larger landscape buffer is needed.

Vice Chair Henderson noted his concern that a four-lane entrance/exit is enough for this size project. He stated that this corner property, along with the property across Second Street, is an ideal location for commercial based on its proximity to the freeway. He added that he likes the changes made from a previous presentation of this property, but additional guidelines are needed.

Chair Wright is opposed to this proposition; adding that this is a residential area and should remain as such. He stated that he cannot accept today's presentation, noting that more buffering and isolation is needed such as additional residences along Valley View Avenue. Also stated his concerns over what this project may do to traffic.

Planning Director King noted that a revised traffic study is needed to show egress/ingress on Second Street only as recommended. He suggested that this item be continued to give staff time to revise the proposed plan based on suggestions presented by the Commission and allow for re-advertising.

**M/S Jaffarian/Henderson** to continue this item to a future Planning Commission meeting.

**AYES: Unanimous Motion Passed**

10. BUSINESS ITEMS: **NONE**

11. CITY COUNCIL: **Received and Filed**

A. Recap of Actions Taken at the June 6, 2012 City Council Meeting.

B. City Council Minutes dated April 30, 2012 (Special Meeting) and May 2 and May 16, 2012 Regular Meetings)

12. PLANNING COMMISSION: Oral Reports from Various Committees: **NONE**

13. STAFF: Current Work Program dated June 7, 2012: **Received and Filed**

14. OTHER MATTERS

A. Follow-up on Items from Previous Meetings (Director King): **NONE**

- Commission Member Hedges asked for an update status on property at 3946 Temescal Avenue, a non-conforming residence doing re-roofing construction.
- Vice Chair Henderson noted his concern on the grading activity at the new development at Sixth Street and Hamner Avenue; Planning Director King stated that the grading is still at its beginning stages that it will be completed correctly once the building begins.
- Commission Member Leonard asked for a status update on property at 1520 Fourth Street, as there has been no activity in recent weeks; Planning Director King noted that the cleanup has been completed; he will check the status of the building permits.

15. ADJOURNMENT: Chair Wright adjourned the meeting at **8:40 PM**

Respectfully submitted,

---

Steve King  
Planning Secretary