



**MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
AUGUST 8, 2012

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CALL TO ORDER:           **7:01 PM**

ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges and Leonard; Commission Member Jaffarian - Absent**

STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Hedges**

1.     **APPEAL NOTICE: Read by Planning Director King**

2.     HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:

**Patricia Overstreet:** Mrs. Overstreet shared that the Beautification Group met this week to review the Norco Pride nominations, noting that 12 winners have been chosen. She reiterated her concern about the open circle at the top of the Stater Brothers Center on Hamner Avenue, asking staff who can be contacted by the Beautification Group to ask about it. It was recommended that she contact staff for the information.

3.     **APPROVAL OF MINUTES:**

      ❖ Minutes of July 25, 2012

**Recommended Action: Continue to the meeting of September 12, 2012**  
(Deputy City Clerk)

Vice Chair Henderson noted for the record, that he did not voice an approval or denial on the rejection on Agenda Item 6.A. of the July 15, 2012 meeting and he asked that his vote be cast as *present*.

**M/S Henderson/Hedges** to continue this item to the meeting of September 12, 2012

**AYES: Wright, Henderson, Hedges, Leonard**

**Motion Passed**

**ABSENT: Jaffarian**

4.     CONTINUED ITEM: **NONE**

5.     PUBLIC HEARINGS:

A. Resolution 2012-\_\_\_; Zone Code Amendment 2012-04 (City of Norco): A City-Initiated proposal to amend the Norco Municipal Code, Chapter 18.37 "Signs" to revise and update the provision of signage in the City of Norco and to amend Chapter 18.02 "Definitions" to add definitions pertaining to signage.  
**Recommendation: Approval to City Council (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that this is the final review before it is presented to the City Council for its review and approval. She reviewed the proposed resolution, which entailed modifications based on recommendations made from previous input from the Commission, as well as from the City Attorney, regarding limitations placed on verbiage on signs.

Commission Member Hedges questioned if sign twirlers were prohibited in Norco. In response, Senior Planner Robles stated that there is a limitation based on the proximity of the twirler to a pedestrian/equestrian trail.

Chair Wright noted that under definitions, item nos. 2 & 9 are identical regarding inflatable signs, asking that one be removed.

**Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.**

Commission Hedges praised at the outcome of the proposed revised Sign Code. She noted that she would like the twirl signs to be removed from the Code, or limit its use to Hamner Avenue, as they get in the way on the horse trails on Sixth Street.

Vice Chair Henderson asked for some clarifications under the sections pertaining to sign area, political signs, and fence signs. He stated concerns on putting limitations on businesses from advertising sales; adding that the main concern is avoiding sign clutter.

Chair Wright concurred on too many limitations for businesses, noting that the Code must also be business friendly.

Discussions continued.

**M/S Henderson/Leonard** to adopt Resolution 2012-33, recommending that the City Council approve Zone Code Amendment 2012-04 amending Chapter 18.37 updating the regulations for signage; and Section 18.02 adding definitions as they pertain to the sign code with any related cross-references in other chapters as needed with the following changes:

- Under Definitions: Remove #9 – a repetition of #2
- Under Definitions: Amend #18 to read *“The area of a sign is computed by multiplying the maximum height by the length of all letters and logo combined...”*
- Section 18.37.08: A, #4: Amend to add *“design requires approval by Staff or the Architectural Review Board”*
- Section 18.37.08: A: Add the following item: *“Temporary fence signs are not to exceed 10% of fence square footage”*
- Section 18.37.08: A, #9 Political Signs: Amend to move the first line of section b. to the end of section a.

- Section 18.37.08: B, #2 Fence Signs: Amend to add a clause to note “*not otherwise allowed in other sections of the code*”
- Section 18.37.10: A Special Events Signs: Amend to add “*use of spinner signs is restricted to Hamner Avenue requiring a special permit*”
- Section 18.37.12: C Freeway-Oriented Signs: Amend to remove “*Commercial (C-4)*” throughout this section.

**AYES: Wright, Henderson, Hedges, Leonard**

**Motion Passed**

**ABSENT: Jaffarian**

- B. Resolution 2012-\_\_\_; Conditional Use Permit 2012-07 (HC& D Architecture):  
A request for approval to allow a 1,440 square-foot accessory structure (workshop) at 2451 Roundup Road in the A-1-20 zone. **Recommendation: Approval** (Senior Planner)

Planning Director King presented the staff report on file in the Planning Division. He stated that all requirements are met. Staff recommends approval.

**Chair Wright OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission.**

**M/S Henderson/Hedges** to adopt Resolution 2012-31, approving Conditional Use Permit 2012-07, to allow an accessory building consisting of a 1,440 square-foot workshop at 2451 Roundup Road.

**AYES: Wright, Henderson, Hedges, Leonard**

**Motion Passed**

**ABSENT: Jaffarian**

- C. Reconsideration of the approved site plan for Conditional Use Permit 2011-15 for a carwash at 2100 Hamner Avenue in the Norco Auto Mall Specific Plan.  
**Recommendation: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Division. He explained how the system will work in comparison to the previous system used. He noted that no set back is required; it is located behind a current trash enclosure. The applicant has provided “familiar noise levels” information from the manufacturer. Staff recommends approval.

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

**Garett Bruinsma:** Mr. Bruinsma stated his concern with the vacuum placement on the property fence line. He stated that a block wall has already been built that was not on the approved plan. He also noted his concern with the noise projected by a current blower/vacuum system. He asked that the Planning Commission require the business to build a 12 foot wall or to shut off the blowers.

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

Vice Chair Henderson stated that the item before the Commission is not to require or make changes, but to provide its approval or denial of the modification of the site plan.

Commission Member Leonard noted his frustration with applicants/owners that do not follow the guidelines of a CUP or Site Plan, and then when they are caught they then come before the Commission for approval on something that was already illegally done.

**M/S Leonard/Hedges** to deny a site plan addition of an exterior vacuum control system for approved CUP 2011-12.

Under discussion: In response to Vice Chair Henderson, Planning Director King explained that there is a provision giving a time restriction to apply for a permit for additional animal units on a residential property, but clarified that this provision is for animal units only.

**AYES: Henderson, Leonard, Hedges**

**Motion passed**

**NOES: Wright**

**ABSENT: Jaffarian**

Vice Chair Henderson requested that staff provide a report on the sound issues mentioned to be done by a qualified sound engineer, with comparisons of other similar activities.

6. BUSINESS ITEMS:

- A. Resolution 2012-\_\_\_\_: Site Plan 2012-10 (Mendez): A request for approval to allow a 590 square-foot garage addition to an existing accessory garage building at 545 Seventh Street located within the A-1-20 (Agricultural Low-Density) zone. **Recommendation: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted the all requirements are met. Staff recommends approval.

**M/S Henderson/Hedges** to adopt Resolution 2012-32, approving Site Plan 2012-10, to allow an accessory building consisting of a 590 square-foot garage addition to an existing garage at 545 Seventh Street

**AYES: Wright, Henderson, Hedges, Leonard**

**Motion Passed**

**ABSENT: Jaffarian**

7. CITY COUNCIL:

**Received and Filed**

- ❖ City Council Minutes dated July 18, 2012

8. PLANNING COMMISSION: Oral Reports from Various Committees:

Commission Member Leonard and Vice Chair Henderson gave an overview from the meeting of the Council/Commission/Staff Working Group held on July 24, 2012.

Commission Member Hedges asked for an item to be placed on a future agenda regarding a site plan review of the Wagon Wheel business at the Boot Barn Center at Sixth St. and Temescal Ave.

**M/S Hedges/Henderson** to have the Site Plan for the Wagon Wheel business be placed on a future Planning Commission agenda for review.

**AYES: Wright, Henderson, Hedges, Leonard**

**Motion Passed**

**ABSENT: Jaffarian**

9. ADJOURNMENT: Chair Wright adjourned the meeting at **8:30 PM**

Respectfully submitted,

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Steve King  
Planning Secretary

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