



MINUTES
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 25, 2010

1. CALL TO ORDER: **7:04 PM**
2. **ROLL CALL:** Chair Hedges, Vice Chair Wright, Commissioners Henderson, Jaffarian and Newton
3. **STAFF PRESENT:** Senior Planner Robles, Planning Intern Acuna, Deputy City Clerk Germain
4. PLEDGE OF ALLEGIANCE: Commissioner Henderson
5. APPEAL NOTICE: Read by SP Robles
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **None**
7. APPROVAL OF MINUTES: Minutes of August 11, 2010

MOTION: M/S WRIGHT/NEWTON to approve the minutes of August 11, 2010:

AYES: Unanimous Motion Carried

8. CONTINUED ITEMS: **None**
9. PUBLIC HEARING: **Resolution No. 2010-12, Variance 2010-01 (Lopez):** A request for a variance from Norco Municipal Code Section 18.13.16(3) "Rear Yard," to reduce the 60-foot rear yard setback requirement to approximately 16 feet to allow the construction of a covered patio attached to the existing residence at 4100 Corona Avenue located within the A-1-20 zone.

SP Robles introduced the staff report on file in the Planning Division.

PC Newton inquired about the results of the Project Review Board (PRB) and asked that the results of the PRB be provided to the Commission in future reports of proposed projects. SP Robles confirmed that the patio is being constructed by the applicant.

In response to **PC Jaffarian**, SP Robles stated that should the applicant choose to enclose the patio all that would be needed is a building permit once the Variance was approved.

Applicant Lopez addressed the Commission asking for their consideration and approval of this variance. She added that she has lived in her home for 20 years and would appreciate the privacy that a patio would provide.

MOTION: M/S WRIGHT/NEWTON to approve Resolution No. 2010-12, approving Variance 2010-01 (Lopez)

AYES: Unanimous Motion Carried

10. BUSINESS ITEMS: **None**

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

A. City Council Action Minutes dated August 18, 2010

PC Henderson questioned the verbiage of the ordinances passed at its first reading on accessory buildings, stating “accessory buildings over 864 square feet will require a conditional use permit”, he asked staff to verify if it should also be listed under the conditionally permitted land uses in each zone.

PC Newton asked staff for a timeline on the development of the policy manual for accessory buildings.

PC Henderson asked that the Planning Commission be involved in the creation of the content of the policy manual.

B. City Council Minutes dated August 4, 2010

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

13. STAFF: Current Work Program: **Received and Filed**

14. OTHER MATTERS:

- **PC Newton** shared that he had received an invitation postcard for the Grand Re-Opening of Home and Land business located on Hamner Avenue. He noted their use of the Redevelopment Agency Façade Program.

15. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:19 PM**

Respectfully submitted,

Alma Robles
Planning Secretary

/di-76421