



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 13, 2011

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Leonard
4. A. ELECTION OF NEW CHAIR AND VICE CHAIR
5. APPEAL NOTICE: In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Please limit your comments to three minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
7. APPROVAL OF MINUTES: Minutes of June 29, 2011 **Recommended Action: Approval** (Deputy City Clerk)
8. CONTINUED ITEM: Site Plan 2011-05 (Beckman): A Request for Approval to Allow a 439 Square-Foot Tack Room/Shed at 249 Oldenburg Lane Located within the Norco Ridge Ranch Specific Plan (NRRSP). (Continued from June 29, 2011) **Recommended Action: Continue** (SP Robles)
9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS:
 - A. Site Plan 2011-15 (Woolley): A Request for Approval to Allow a 420 Square-Foot Detached Patio Cover at 2016 Western Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

- B. Site Plan 2011-16 (Richman): A Request for Approval to Allow a 169 Square-Foot Detached Lattice Patio Cover at 2922 Vandermolen Drive Located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (SP Robles)
 - C. Criteria for Issuing Rebuild Letters (City): A Request to Review and Make Recommendations Regarding the Establishment of Criteria of the Issuance of Rebuild Letters for Non-Conforming Residential Uses in the Commercial Zones. **Recommended Action: Discuss for recommendation to the City Council** (PD King)
 - D. Rooster Sub-Committee: Review and Discuss Zoning Standards that Regulate the Maximum Number of Roosters Allowed on Properties in the A-1 Zone. **Recommended Action: Appoint two Planning Commissioners to sit with staff from Animal Control and Planning Divisions on a temporary sub-committee to review and revise as needed current regulations for the keeping of roosters** (PD King)
- 11. CITY COUNCIL: Receive and File
 - A. Recap of Actions Taken at the July 6, 2011 City Council/Community Redevelopment Agency Meeting.
 - B. City Council Minutes dated June 15, 2011
 - 12. PLANNING COMMISSION: Oral Reports from Various Committees
 - 13. STAFF: Current Work Program
 - 14. OTHER MATTERS
 - A. Follow-up on Items from Previous Meetings (Director King)
 - 15. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)