



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
AUGUST 10, 2011

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Wright
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 July 13, 2011. **Recommended Action: Approval** (Deputy City Clerk)
8. CONTINUED ITEMS:
  - A. **Resolution 2011-\_\_\_**; 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). **Recommended Action: Continue** Continued from regular meeting on July 13, 2011 (SP Robles)
  - B. **Resolution 2011-\_\_\_**; Tentative Parcel Map 36392 (Alere Property Group LLC): A proposal to merge several existing lots and subdivide the total approximate 86.93 acres into 7 parcels with one lettered parcel for a detention basin, located generally east of Pacific Avenue, west of Mountain Avenue, north of First Street, and south of Second Street, excepting out

approximately 5 acres on the southeast corner of Pacific Avenue and Second Street and adding approximately 13.6 acres on the east side of Mountain Avenue (Several Assessor Parcel Numbers). Continued from cancelled meeting on July 27, 2011 **Recommended Action: Approval** (PD King)

9. PUBLIC HEARINGS

- A. **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-10 (Foltz): A Request for Approval to Allow an Accessory Building Consisting of a 1,200 Square-Foot Metal Garage at 2030 Western Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)
- B. **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-11 (Correa): A Request for Approval to Allow an Accessory Building Consisting of a 2,640 Square-Foot Metal Barn at 2330 Corona Avenue Located within the A-1-20 Zone. **Recommended Action: Continue** (SP Robles)
- C. **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-12 (Arroyo): A Request for Approval to Allow an Accessory Building Consisting of a 938 Square-Foot Carport and Storage Building at 3764 Sierra Avenue Located within the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)

10. BUSINESS ITEMS:

- A. **Resolution 2011-\_\_\_**: Site Plan 2011-07 (Alere Property Group): A Request for Approval of a Master Development Plan for Six Buildings Totalling 1,586,980 Square Feet Built with Three Phases on Property Located at 1811 Mountain Avenue. **Recommended Action: Approval** (PD King)
- B. **Resolution 2011-\_\_\_**: Master Site Plan 2011-07 Phase 1 (Alere Property Group): A Request for Approval for Development of Buildings 1 and 3 (605,280 Square Feet and 96,730 Square Feet Respectively) (Site Plans 2011-09, -11) between Pacific Avenue and Mountain Avenue North of First Street. **Recommended Action: Approval** (PD King)
- C. **Resolution 2011-\_\_\_**: Master Site Plan 2011-07 Phase 2 (Alere Property Group): A Request for Approval for Development of Buildings 2 and 4 (561,600 Square Feet and 89,670 Square Feet Respectively) (Site Plans 2011-08, -10) between Pacific Avenue and Mountain Avenue South of Second Street. **Recommended Action: Approval** (PD King)
- D. **Resolution 2011-\_\_\_**: Master Site Plan 2011-07 Phase 3 (Alere Property Group): A Request for Approval for Development of Buildings 5 and 6

(121,130 Square Feet and 120,370 Square Feet Respectively) (Site Plans 2011-12, -13) on the east side of Mountain Avenue south of Second Street. **Recommended Action: Approval** (PD King)

11. CITY COUNCIL: Receive and File
  - A. Recap of Actions Taken at the August 3, 2011 City Council/Community Redevelopment Agency Meeting.
  - B. City Council Minutes dated July 20, 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 (PD 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)

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