



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
SPECIAL MEETING
AUGUST 31, 2011

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Hedges
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 August 10, 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). Continued from regular meeting on August 10, 2011 **Recommended Action: Continue** (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. Continued from regular meeting on August 10, 2011 **Recommended Action: Continue** (SP Robles)

9. PUBLIC HEARINGS

- A. **Resolution 2011-47:** Conditional Use Permit 2011-15 (Kardani): A Request for Approval to Allow a Car Wash at 2100 Hamner Avenue Located within Norco Auto Mall Specific Plan. **Recommended Action: Approval** (SP Robles)
- B. **Resolution 2011-54:** Conditional Use Permit 2011-09 (Koziel): A Request for Approval to Allow the Use of the Outdoor Deck and Front Fenced Area as a Dining Area (Serving of Food and Alcoholic Beverages) at an Existing Restaurant (Mavericks Steak House) Located at 3841 Hamner Avenue. **Recommended Action: Approval** (PD King)
- C. **Resolutions 2011-48 Through 2011-53;** Zone Changes 2011-01 through 2011-03 and General Plan Amendments 2011-01 through 2011-03 (City of Norco): A City-Initiated Proposal for Zone Changes and Changes in the Corresponding General Plan Land Use Designation to Apply the Hospitality Development zone on: 1) Approximately 6.75 Acres on the Southwest Corner of Valley View Avenue and Second Street; 2) Approximately 3.34 Acres Between Valley View Avenue and the I-15 Freeway North of Second Street; and 3) Approximately 2.18 Acres South of Hidden Valley Parkway and East of Hamner Avenue Adjacent to the I-15 Freeway. **Recommended Action: Approval** (PD King)

10. BUSINESS ITEMS:

- A. **Resolution 2011-___,** Denial Resolution Prepared for Conditional Use Permit 2011-12 (Arroyo); Denied without Prejudice on August 10, 2011.
- B. **Resolution 2011-___,** Koopman: A Request for Approval of a 602 Square-Foot Gazebo at 310 Filly Lane in the A-1-20 Zone. **Recommended Action: Approval** (SP Robles)
- C. Criteria for Issuing Rebuild Letters: A Request to Review the Establishment of Criteria for the Issuance of Rebuild Letters for Non-Conforming Residential Uses in Residential and Commercial Zones. **Recommended Action: Recommendation to City Council** (SP Robles)

11. CITY COUNCIL: Receive and File

- A. Recap of Actions Taken at the August 17, 2011 City Council/Community Redevelopment Agency Meeting.
- B. City Council Minutes dated August 3, 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)

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