



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 14, 2011

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Jaffarian
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 31, 2011 to be provided at the next regular meeting.
8. CONTINUED PUBLIC HEARING:
 - A. **Resolution 2011-___**: 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) (Continued from August 31, 2011)
9. PUBLIC HEARINGS
 - A. **Resolution 2011-___**: Conditional Use Permit 2011-11 (Varela): 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: Approval** (SP Robles)

- B. **Resolution 2011-___**: Conditional Use Permit 2011-13 (Adrian, Gaus Architects, Inc.): A request for approval to allow a church within an existing building at 1721-1801 Third Street, Building "D", located within the C-G (Commercial General) zone. **Recommended Action: Approval** (SP Robles)
- C. **Resolution 2011-___**: Conditional Use Permit 2011-14 (Barnett): A request for approval to allow an accessory building consisting of a 2,160 square-foot steel pipe barn at 4043 Hillside Avenue located within the A-1-20 zone. **Recommended Action: Approval** (SP Robles)
- D. **Resolution 2011-___**: Conditional Use Permit 2011-16 (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: Continue** (SP Robles)

10. BUSINESS ITEMS:

- A. **Resolution 2011-___**; Tentative Parcel Map 36392 and **Resolution 2011-___**; Master Site Plan 2011-07 (Alere Property Group LLC): A proposal to merge several existing lots and subdivide the total approximate 86.93 acres into 7 parcels, for development of 6 warehouse/distribution/industrial buildings in 3 phases, 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).

Resolution 2011-___; Phase 1 of Master Site Plan 2011-07 (Alere Property Group LLC): A proposal for two distribution/warehouse/industrial buildings: Site Plan 2011-09 (598,340 square feet) and Site Plan 2011-11 (96,687 square feet) located on the northeast corner of Pacific Avenue and First Street to mid-block between Pacific Avenue and Mountain Avenue.

Resolution 2011-___; Phase 2 of Master Site Plan 2011-07 (Alere Property Group LLC): A proposal for two distribution/warehouse/industrial buildings: Site Plan 2011-08 (554,700 square feet) and Site Plan 2011-10 (88,545 square feet) located on the southwest corner of Mountain Avenue and Second Street to mid-block between Pacific Avenue and Mountain Avenue.

Resolution 2011-___; Phase 3 of Master Site Plan 2011-07 (Alere Property Group LLC): A proposal for two distribution/warehouse/industrial buildings: Site Plan 2011-12 (121,137 square feet) and Site Plan 2011-13 (114,482 square feet) located on the east side of Mountain Avenue, south of Second Street.

The public hearing on this was closed on September 6, 2011

Recommended Action: Recommendation for Approval (PD King)

11. CITY COUNCIL: Receive and File
 - A. Recap of Actions Taken at the September 7, 2011 City Council / Community Redevelopment Agency Meeting.
 - B. City Council Minutes dated August 17, 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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