



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
May 9, 2012

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1. CALL TO ORDER: 7:00 p.m.
  2. ROLL CALL
  3. STAFF PRESENT
  4. PLEDGE OF ALLEGIANCE: Vice-Chair Henderson
  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) 270-5682 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 April 11, 2012: **Recommended Action: Approval** (Deputy City Clerk)
  8. CONTINUED ITEMS: None
  9. PUBLIC HEARINGS
    - A. Conditional Use Permit 2012-06 (Pricota): A Request for Approval to Allow Vehicle Service and Repair at 1830 Town and Country Drive Located within the M-1 (Heavy Commercial/Light Manufacturing) Zone. **Item Withdrawn** (SP Robles)
    - B. **Resolution 2012-\_\_\_**; Zone Code Amendment 2012-02 (City of Norco): A City-Initiated Proposal to Amend Chapter 18.23 - C-4 (Commercial) Zone of the Norco Municipal Code by Adding Hotels, Motels and Bed and Breakfasts as Allowed Uses. **Recommended Action: Approval** (PD King)

- C. **Resolution 2012-\_\_\_**; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010). **Recommended Action: Continue to June 13, 2012** (PD King)
10. BUSINESS ITEMS:
- A. **Resolution 2012-\_\_\_**; Site Plan 2012-08 (Farmer): A Request for Approval to Allow an Accessory Building Consisting of a 384 Square-Foot Barn at 3981 Rocky View Drive Located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (SP Robles)
  - B. **Resolution 2012-\_\_\_**; Site Plan 2012-09 (De Rojas): A Request for Approval to Allow an Accessory Building Consisting of a 240 Square-Foot Pergola at 3300 Cutting Horse Road Located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (SP Robles)
  - C. First Review of Draft Sign Ordinance. **Recommended Action: Provide Comments and Set for Public Hearing** (SP Robles)
11. CITY COUNCIL: Receive and File
- A. Recap of Actions Taken at the May 2, 2012 City Council Meeting.
  - B. City Council Minutes dated April 4 and April 18, 2012
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)