

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(951) 270-5661

October 26, 2005



1. CALLED 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: October 12, 2005
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS: Resolution No. 2005-48, Tentative Parcel Map 33765: (Catalina Investments LLC): A Request for Approval of a Subdivision of Land that is Approximately 4.31 acres into 10 Parcels for Industrial Development. The Project Site is Located at 740 Parkridge Avenue within the Gateway Specific Plan, Industrial District.

Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission recommends approval of Tentative Parcel Map 33765 to the City Council with the following motions:

Motion 1: For the adoption of a Negative Declaration for the project

Motion 2: To recommend approval of Tentative Parcel Map 33765, based on findings and subject to conditions contained in Resolution 2005-48.

10. BUSINESS ITEMS:

A. Status of Sign Permit 2005-07 for Better Lenders Located at 1217 Sixth Street

Project Planner: Alma Robles, Associate Planner

Recommendation: That the Planning Commission receives and files the status information and directs the applicant to either appeal to the Planning Commission staff's determination to deny the sign permit, or amend the sign so that it can be approved at staff level.

B. Conditional Use Permit 2005-04 (Youth Specialist Centers, Inc.) A request to locate an educational and boarding facility in an existing house, guest house and other buildings located at 2677 Valley View Avenue within the A-1-20 zone.

Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission directs staff to reject the conditional use permit application on the basis of a non-permitted use in the A-1-20 zone.

C. Determination from the Planning Commission if the Auto Mall Specific Plan Allows as a Permitted Use a Bus or Truck Parking Lot.

Project Planner: James E. Daniels, Director of Community Development

Recommendation: That the Planning Commission determines that a bus or truck parking lot is not a permitted use in the Norco Auto Mall, allowed only with a conditional use permit.

D. Consideration of Reason for Revocation of Site Plan 98-03 (All Magic Auto - 1461 Hamner Avenue): Consideration to Set a Revocation Hearing for the Temporary Use of Properties Located at 1466 Hamner Avenue and at 1775 Acre Street for Overflow Parking for 1461 Hamner Avenue on the Grounds that the Applicant has not Complied with the Conditions for Approval of the Temporary Use.

Project Planner: James E. Daniels, Director of Community Development

Recommendation: That the Planning Commission directs staff to set a Revocation Hearing to revoke permission for a temporary use granted to an existing business (Site Plan 98-03 at 1461 Hamner Avenue), to use 1466 Hamner Avenue and 1775 Acre Street for parking.

E. Update on Hamner Corridor (Oral Report)

11. CITY COUNCIL:

A. City Council Action Agenda Dated October 19, 2005

B. City Council Minutes Dated October 5, 2005

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Commissions/
Committees

13. STAFF: Weekly Status Report dated October 20, 2005

14. OTHER MATTERS

15. ADJOURNED

Staff reports are available for review in the Planning Department.

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)