

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(951) 270-5661

October 12, 2005



1. CALL TO ORDER
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Wright
4. A. SPECIAL PRESENTATION: Another Step Forward, a short DVD from the Western Riverside Council of Governments
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: September 28, 2005
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS:
 - A. Resolution No. 2005-___, General Plan Amendment 2005-01/Zone Change 2005-01 (City of Norco): A City-initiated proposal to amend the General Plan land use designation from Hillside

Area to Open Space, and to change the Zoning classification from HS (Hillside Area) to OS (Open Space) on approximately 171 acres of land developed as the Hidden Valley Golf Course in the southeast portion of the City, generally north and east of Norco Hills Road and bisected by Valley Drive.

NO ACTION TO BE TAKEN PER CITY COUNCIL DIRECTION

B. Resolution No. 2005-46, Specific Plan 90-01 Amendment No. 7: A City-initiated proposal to Amendment Specific Plan 90-01 (Amendment No. 7), establishing an Equestrian Trail on the west side of Mountain Avenue between First and Second Streets.

Project Planner: James E. Daniels, Director Community Development

Recommendation: That the Planning Commission recommends the City Council approve the amendment to Specific Plan 90-01 to establish an Equestrian Trail on the west side of Mountain Avenue between First and Second Streets by adopting Resolution No. 2005-46

C. Resolution No. 2005-44, Annexation 22; Resolution No. 2005-45, Zone Change 2005-02 (City of Norco): An annexation to the City of Norco initiated by KB Home and the City of Corona with the associated pre-zoning of a segment of an equestrian trail located on the south side of First Street, east of Hillkirk Drive and west of Corona Avenue.

Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission recommends to the City Council that Annexation 22 be initiated, and that Zone Change 2005-02 (pre-zone) be approved by adopting Resolutions No. 2005-44 and No. 2005-45.

10. BUSINESS ITEMS:

A. Review of Permitted Uses in the C-3 (Heavy Commercial) Zone

Project Planner: Alma Robles, Associate Planner

Recommendation: That the Planning Commission continues analyzing the permitted uses in the C-3 zone to determine which current uses should be eliminated and which new uses could be introduced into the zone, and that the Commission begins analyzing the development standards in the C-3 zone.

B. Update on Norco Feed & Recycling Facility

Project Planner: Michelle Weaver, Assistant Planner

Recommendation: That the Planning Commission allow staff to continue working with the property owners of Norco Feed and Recycling on the general clean-up and appearance of the property.

11. CITY COUNCIL:

A. City Council Action Agenda Dated October 5, 2005

B. City Council Minutes Dated September 21, 2005

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

13. STAFF: Weekly Status Report Dated October 5, 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)

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