

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(951) 270-5661

August 10, 2005



1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Wright
5. PUBLIC COMMENTS OR QUESTIONS: This is the time when persons in the audience wishing to address the Commission regarding matters not on the agenda may speak.
6. TO BE READ BY THE CHAIR: 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.
7. APPROVAL OF MINUTES: July 27, 2005
8. CONTINUED ITEMS:
 - A. Resolution No. 2005-34, Conditional Use Permit 2005-02 (Enterprise Rent-A-Car Co.): A Request for Approval to Allow an Existing Office Building of Approximately 3,025 Square Feet to be used for a Rental Car Company Located at 2570 Hamner Avenue within the C-2 Zone.
(Continued from July 27, 2005)

Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission approve Conditional Use Permit 2005-02 by adopting Resolution 2005-34.

B. Criteria for Requiring Fiscal Impact Analysis for Development Applications. (Continued from July 27, 2005)

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

Recommendation: Forward Recommendation for Requirement to the City Council.

9. PUBLIC HEARINGS A. Resolution No. 2005-37, Conditional Use Permit 2005-08 (HC&D Architects/Hinson): A request to construct a 44,386 square-foot, three-story hotel with 91 units on a lot consisting of 81,257 square feet located on the east side of Hamner Avenue between Fifth Street and Sixth Street in the C-3 (Heavy Commercial) zone; and Resolution No. 2005-36, Variance 2005-08 (Hinson): A request to reduce the required front building setback from 50 feet to approximately 36 feet for a proposed hotel located on the east side of Hamner Avenue between Fifth Street and Sixth Street in the C-3 (Heavy Commercial) zone. Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission approve a Negative Declaration, approve Variance 2005-08 by adopting Resolution 2005-36, and approve Conditional Use Permit 2005-08 by adopting Resolution 2005-37.

10. BUSINESS ITEMS:

11. CITY COUNCIL

A. City Council Action Agenda Dated August 3, 2005

B. City Council Minutes Dated July 20, 2005

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

13. STAFF:

A. Weekly Status Report

14. OTHER MATTERS

15. ADJOURNMENT

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)