

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

JULY 27, 2005

(951) 270-5661



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Chair Newton
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:
8. CONTINUED ITEMS: 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. Staff Recommendation: Approval
9. PUBLIC HEARINGS: None
10. BUSINESS ITEMS:

A. Architectural Review 2005-02: (Vogel, Sanre Corporation): Review of Plans to Remodel the Exterior of the Strip Center Building Located at 3179 Hamner Avenue within the C-2 Zone. Staff Recommendation: Approval

B. Site Plan 2005-03 (Cuevas): Review of Revised Exterior Building Elevations and Landscape Plans required in the approval of Site Plan 2005-03, Approved to Allow the Construction of a 2,760 Square-foot, Two-story Professional Office Building on the Vacant Property Located on the South Side of Fourth Street west of Sierra Avenue within the C-O (Commercial Office) zone. Staff Recommendation: Approval

C. Conditional Use Permit 2001-08, Modification No. 1 (Dalfior): Review of Revised Exterior Building Elevations Required in the Approval of Conditional Use Permit 2001-08, Modification No. 1, Approved to Allow the Construction of a 1,125 Square-Foot Office Building for an Existing Contractor's Storage Yard Located at 454 Sixth Street within the C-4 zone. Staff Recommendation: Approval

D. Criteria for Requiring Fiscal Impact Analysis for Development Applications. Staff Recommendation: Forward Recommendation for Requirement to City Council

E. Revisions to Chaparral Center Sign Program

F. Hamner Avenue Corridor Study Report - Receive and File

11. CITY COUNCIL:

A. City Council Action Agenda Dated July 20, 2005

B. City Council Minutes Dated July 6, 2005

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

13. STAFF:

A. Weekly Status Report

B. Steering Committee Appointments for the Five-Member Committee to Review the Sign Code

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)

/sd-57494