

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(951) 270-5661

March 30, 2005



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Wright
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: March 9, 2005
8. CONTINUED ITEMS: (from March 9, 2005)
 - A. Resolution No. 2004-17, Conditional Use Permit 2001-08, Modification No. 1 (Dalfior): A Request for Approval 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
 - B. Resolution 2005-13, Zone Code Amendment 2005-01 (City of Norco): A City-Initiated Proposal to Amend Chapter 18.37 "Signs" of the Municipal Code Regarding Sign Regulations for

Freeway-Oriented Signs. Staff Recommendation: Approval.

C. Issue Paper: Nonconforming Uses

9. PUBLIC HEARINGS:

A. Resolution 2005-14, Variance 2005-05 (Herrera): A Request for a Variance from Norco Municipal Code Sections 18.13.16(1) "Front Yard" and 18.13.16(3) "Rear Yard," to Reduce the Required 25-Foot Front Yard Setback to Approximately 21 feet, and to Reduce the 60-Foot Rear Yard Setback Requirement to Approximately 10.5 Feet to Allow the Expansion of an Existing Residence Located on 4167 Sierra Avenue within the A-1-20 Zone. Staff Recommendation: Approval

B. Resolution 2005-15, Revocation of Conditional Use Permit 90-13 (Craig): To Consider the Revocation of a Conditional Use Permit Allowing a Temporary Mobile Home for the Elderly Located at 4959 Roundup Road within the A-1-20 Zone, on the Grounds that the Applicant has not Complied with the Conditions of Approval. Staff Recommendation: Approval

C. Resolution No. 2005-18, Specific Plan 90-01, Amendment No. 6 (Slater Development, Inc.): A Request to Amend the Gateway Specific Plan Zoning Designation from "Office Park" District to "Industrial" District for Property Located at 740 and 1004 Parkridge Avenue. This Amendment is Proposed to Allow for Existing and Proposed Industrial Development on 740 and 1004 Parkridge Avenue. Staff Recommendation: Approval

10. BUSINESS ITEMS:

A. Resolution No. 2005-19, Site Plan 2005-02 (Slater Development, Inc.): Review of a Site Plan to Allow for the Development of a Ten-Building Industrial Business Park on Property Located on the West Side of Parkridge Avenue, Between Cota Street and Three Bar Lane (740 Parkridge Avenue) in the Gateway Specific Plan. Staff Recommendation: Approval

B. Resolution No. 2005-16, Site Plan 2005-04 (Schamber): A Request for Site Plan Review and Approval to Allow an 885 Square-Foot Office Addition, Required Parking and Applicable Development Standards Required for Commercial Development, to an Existing Commercial Office Building Located at 444 Sixth Street within the C-4 Zone. Staff Recommendation: Approval

C. Hamner Avenue Corridor Study - PowerPoint Presentation

D. Schedule for Completion of Open Space Development Overlay Zone

11. CITY COUNCIL:

A. City Council Action Agenda Dated March 16, 2005

B. City Council Minutes Dated March 2, 2005

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

13. STAFF:

A. Weekly Status Report

B. Oral Report on Commission Inquiries from March 9, 2005

14. 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)

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