

## **Planning Commission Agenda**

**2820 Clark Avenue, Norco CA 92860**

**(951) 270-5661**

**March 9, 2005**



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Wilson
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: February 23, 2005
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS:
  - A. Resolution No. 2005-06, Conditional Use Permit 2004-16 (RHL Design Group): A Request to Allow the Construction of a 17,272 Square-Foot Neighborhood Pharmacy/Convenience Store with a Drive-Thru Service Window, on 1.7 Acres Located at the Northwest Corner of Sixth Street and Valley View Avenue within the C-4 Zone. The Application also Includes a Request to Allow the Sale of Alcohol in the Proposed Store for Off-Site Consumption. Staff Recommendation: Approval

B. Resolution No. 2005-\_\_\_, 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: Continue to March 30, 2005 per Applicant's Request.

C. 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

## 10. BUSINESS ITEMS:

A. Consideration for Revocation of Conditional Use Permit 90-13 (Craig - Temporary Use of Mobile Home for Elderly at 4959 Roundup Road) Staff Recommendation: Set for Revocation Hearing

B. Site Plan 2004-12 (Payne) Discussion on the Review of Elevations for an Approved Project at 1464 Sixth Street in the C-4 Zone. Oral Report.

C. Appeal Staff Denial of Sign Permit 2004-17 (Monument Sign)

D. Issue Paper: Nonconforming Uses

## 11. CITY COUNCIL:

A. City Council Action Agenda Dated March 2, 2005

B. City Council Minutes Dated February 16, 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 February 23, 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)

