

## **Planning Commission Agenda**

**2820 Clark Avenue, Norco CA 92860**

**(951) 270-5661**

**February 23, 2005**



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: February 9, 2005
8. CONTINUED ITEMS:
  - A. Resolution No. 2005-08, Variance 2004-06 (Matis/Manzanares): A Request for a Variance from Norco Municipal Code Section 18.13.16(3) "Rear Yard," to Reduce the Required 100-foot Rear Yard Setback Requirement to Allow the Construction of a Single-Family Residence on a Vacant Parcel Located on 992 Seventh Street in the A-1-20 Zone. Continued from January 26, 2005. Staff Recommendation: Approval
  - B. Resolution No. 2004-06, 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. Continued from February 9, 2005. Staff Recommendation: Approval

## 9. PUBLIC HEARINGS:

A. Resolution No. 2005-01, Specific Plan 91-02, Amendment No. 4 (City of Norco): An Amendment to the Norco Hills Specific Plan (NHSP) to Indicate and Describe the Connection of Corona Avenue Extending from the Intersection of Sedona Avenue to Hidden Valley Parkway. Staff Recommendation: Recommend Approval to City Council

B. Resolution No. 2005-10, Tentative Parcel Map 33223 and Resolution No. 2005-11, Variances 2005-01 thru -04 (Chaparral Partners): A Request for Approval of a Subdivision of Land that is Approximately 2.9 Acres into Four Parcels for Commercial Development, for Property Located on the East Side of Hamner Avenue between Fifth and Sixth Streets within the C-3 zone. A Variance is also being Requested for Each Lot under the Subject Map to Vary from Norco Municipal Code Section 18.20.12(2) "Lot Depth" Requirement in the C-3 zone. Staff Recommendation: Approval

10. BUSINESS ITEM: Request from Hood Network, Inc. for Continued Grading and Crushing Operations at Horseless Carriage Drive. Staff Recommendation: Approval

## 11. CITY COUNCIL:

A. City Council Action Agenda Dated February 16, 2005

B. City Council Minutes: January 27, 2005 Joint Meeting with Community Services and February 2, 2005 Regular Meeting

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 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) /sd-55475

