

## **Planning Commission Agenda**

**2820 Clark Avenue, Norco CA 92860**

**(951) 270-5661**

**February 9, 2005**



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Mercer
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: January 26, 2005
8. CONTINUED ITEMS:
  - A. 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. The Application also Includes a Request to Allow the Sale of Alcohol in the Proposed Store for Off-Site Consumption. Staff Recommendation: Approval
  - B. Site Plan 2004-14 (Payne): Discussion on the Review of Elevations for an Approved Project at

1464 Sixth Street in the C-4 Zone. Oral Report.

9. PUBLIC HEARINGS: Resolution 2005-04, Conditional Use Permit 2004-15 (Saralou): A request for approval to allow the development of three two-story retail and restaurant buildings totaling 28,250 square feet combined, on property located on the east side of Hamner Avenue between Fourth and Fifth Streets within the C-2 zone. This project also includes a request for approval to allow a maximum building height of 50 feet. This was a continued item re-noticed to this date. Staff Recommendation: Approval

10. BUSINESS ITEMS:

A. Discussion Regarding Municipal Code Section 6.08.010 "Oleander Plant - Prohibition". Staff is Requesting Direction.

B. Draft Zone Code Amendment: A City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending Chapter 18.37 Entitled "Signs" Regarding the Design of Freeway-Oriented Signs Pursuant to Section 18.37.10. Staff Recommendation: To Initiate a Code Amendment.

C. Planning Division Annual Progress Report for 2003. To Receive and File.

D. Issue Paper: Street Calming

11. CITY COUNCIL:

A. City Council Action Agenda Dated February 2, 2005

B. City Council Minutes Dated January 19, 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 January 26, 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)