

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(951) 270-5661

JANUARY 26, 2005



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Planning Commissioner Jaffarian
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:
 - A. Resolution No. 2005-09, Site Plan 2004-12 (Payne): A Request to allow an Existing Residence to be Converted to Office Uses for an Environmental Consulting Company, Adding Landscaping and Parking. The Property is Located at 1464 Sixth Street in the C-4 Zone. Continued from October 13, 2004 Planning Commission meeting. Staff Recommendation: Approval.
 - B. Sign Permit 2004-21 (Ontario Neon Co., Inc.): A Proposal for a 32 Square- Foot Monument Sign for Wienerschnitzel Located at 3645 Hamner Avenue in the C-3 Zone. Staff

Recommendation: Approval.

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: Continue to February 9, 2005.

B. Resolution No. 2005-08, Variance 2004-06 (Matis/Manzanares): A Request for a Variance from Norco Municipal Code Section 18.13.16(1) "Front Yard," to Reduce the Required 25-foot Front Yard Setback Requirement to Approximately Five Feet to Allow the Construction of a Single-Family Residence on a Vacant Parcel Located on 992 Seventh Street in the A-1-20 Zone. Staff Recommendation: Approval.

10. BUSINESS ITEMS:

A. Resolution No. 2005-07, Site Plan 2004-17 (HC&D Architects): To Allow for the Development of 43,532 Square Feet of Retail, Restaurant, and Office Space in Two Buildings on Property Located at 2751 Hamner Avenue (South of Burger Basket). The Property Consists of an Abandoned Commercial Building in the Center of the Site, and a Residence with Related Ancillary Buildings on the South Side, all of which will be Removed. The Property is Located in the C-3 (Heavy Commercial) Zone. Staff Recommendation: Approval

B. Request for Reconsideration of Requirement for Paving of Temporary Bus Parking Lot (Laidlaw). Staff Recommendation: Revision of Original Approval.

11. CITY COUNCIL:

A. City Council Action Agenda Dated January 19, 2005

B. City Council Minutes Dated January 5, 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 12, 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)