

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(909) 270-5661



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Ryan
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 (909) 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: April 14, 2004
8. CONTINUED ITEMS: Resolution No. 2004-25, Tentative Parcel Map 31790 (Zulauf): A Request for Approval of a Subdivision of Land that is Approximately One Acre into Two Parcels for Residential Development. The Property is Located at 3739 Temescal Avenue Within the A-1-20 Zone. Staff Recommendation: Approval. Continued from 4/14/04
9. PUBLIC HEARINGS:
 - A. Resolution No. 2004-26, Conditional Use Permit 2004-05 (Salvino): A Request for Approval to Allow a Used Automobile Sales Facility to Consist of a 6,415 Square-Foot Show Room and Office

Building and a 1,040 Square-Foot Storage Building at Property Located at 2212 Hamner Avenue Within the C-3 Underlying Zone in the Norco Auto Mall Specific Plan Area. Staff Recommendation: Approval

B. Resolution No. 2004-29, Conditional Use Permit 2004-06 (Corporate Capital Group): A Request for Approval to Allow the Expansion of an Existing Mini-Storage Facility to Consist of One- and Two-Story Buildings Totaling Approximately 61,495 Square Feet. The Project Site Adjoins the Existing Global Self-Storage Facility Located at 240 Hidden Valley Parkway, Within the Gateway Specific Plan Commercial District. Staff Recommendation: Approval

C. Resolution 2004-28, Conditional Use Permit 2004-07 (California Correct Craft): Conversion of an Existing 3,690 Square-Foot Greenhouse into a Boat Sales Show Room with 2,075 Square Feet of Enclosed Sales Offices and Support, with Development of a 19,585 Square-Foot Exterior Boat Sales Lot, to be Located at 200 Hidden Valley Parkway Within the Gateway Specific Plan Commercial District. Staff Recommendation: Approval

D. Resolution No. 2004-27, Recommending Amending Resolution No. 2003-67 Regarding the Requirement for Dedication of Land for Park Purposes in Tract Map 27580 (City of Norco) Staff Recommendation: Approval

10. BUSINESS ITEMS: Discussion Regarding Establishing Procedures for Additional Animal-Keeping Rights for the R-1-10 zone

11. CITY COUNCIL:

A. City Council Action Agenda Dated April 21, 2004

B. City Council Minutes Dated April 7, 2004

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

13. STAFF:

A. Weekly Status Report

B. Oral Report on Commission Inquiries from April 14, 2004

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 (909) 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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