

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(909) 270-5661

APRIL 14, 2004



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Chairman 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 (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: March 31, 2004
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS:
 - A. Resolution No. 2004-23, Conditional Use Permit 2004-04 (Cal West Underground): A Request for Approval to Allow the Development of a 1,575 Square-Foot Office Building and 2,450 Square-Foot Accessory Building for Use as a Contractor's Storage Yard on Property Located at 947 Sixth Street in the C-4 Zone. Staff Recommendation: Approval

B. 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

C. Resolution No. 2004-24, Zone Code Amendment 2004-03 (City of Norco): An Amendment to the Text of the Norco Municipal Code Chapter 18.02.04 "Definitions", Section (50.2) "Miniaturized Pig" to Revise the Definition of a Miniaturized Pig Increasing the Weight Limitation. Staff Recommendation: Approval

10. BUSINESS ITEMS:

A. Resolution No. 2004-12, Specific Plan 99-01, Amendment No. 1 (D.R. Horton): Review of Appropriate Findings for Denial of a Request for an Amendment to the Specific Plan that Serves as the Zoning Regulatory Ordinance for Norco Ridge Ranch Specific Plan, a Low-Density Equestrian-Oriented Residential Community. The Specific Plan Amendment Would Expand the Boundary of the Specific Plan Area to Include the Existing Hidden Valley Golf Course (Conditional Use Permit 93-07); Allow the Reconfiguration of the Golf Course to Nine Holes; and Allow the Development of Additional Single-Family Home Sites on the Remainder of the Golf Course Area. Staff Recommendation: Concurrence with Findings.

B. Resolution No. 2004-13, Tentative Tract Map 31402 (D.R. Horton): Review of Appropriate Findings for Denial of a Request to Subdivide 271 Acres into 199 Single-Family Residential Lots on Property Generally Located East of Valley Drive and North of Friesian Street in the Norco Ridge Ranch Specific Plan (Specific Plan 99-01). Staff Recommendation: Concurrence with Findings.

C. Resolution No. 2004-20, Site Plan 2003-18 (Farhoomand): Review of Appropriate Findings to Deny a Used Automobile Dealer to Locate at a Site that is Primarily Vacant with the Exception Of One Residence on the South Side of the Site. Staff Recommendation: Concurrence with Findings.

D. Request for Direction Regarding a Proposal to Allow Student Field Trips at Property Located at 3475 Hillside Avenue (Hillside Farm) Located within the A-1-20 Zone.

11. CITY COUNCIL:

A. City Council Action Agenda Dated April 7, 2004

B. City Council Minutes Dated March 17, 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 March 31, 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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