

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(909) 270-5661

MARCH 31, 2004



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Hinson
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 10, 2004
8. CONTINUED ITEMS:
 - A. Resolution No. 2004-12, Specific Plan 99-01, Amendment No. 1 (D.R. Horton): A Request for Approval of 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:

Approval. Continued from 3/10/04

B. Resolution No. 2004-13, Tentative Tract Map 31402 (D.R. Horton): 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: Approval. Continued from 3/10/04

C. Resolution No. 2004-15, Code Amendment 2004-01 (City of Norco): An Amendment to Chapter 17 "Subdivisions" Section 17.12 "Street and Lot layout Requirements" Eliminating Provisions to Allow Private Streets, Easements, Drives and Flag Lots in the Creation of New Lots. Staff Recommendation: Approval. Continued/re-noticed from 3/10/04

9. PUBLIC HEARINGS:

A. Resolution No. 2004-22, Conditional Use Permit 2004-02 / Resolution No. 2004-21, Variance 2004/02 (Righiemer): A Request for Approval to Allow the Development of a 12,512 Square-Foot Retail/Food Court Building with Drive-Thru on Property Located on the Southeast Corner of Hamner Avenue and Sixth Street in the C-3 Zone. A Variance is Being Requested from Section 18.20.16 (1) of the Norco Municipal Code Entitled "Yard Spaces" to Reduce the Required 30-Foot Setback from Sixth Street to About 21 Feet. Staff Recommendation: Continuance

B. Resolution No. 2004-19, Conditional Use Permit 2004-01 (American Property Management): A Request for an Expansion of an Existing Use and Approval to Allow the Development of a 184,649 Square-Foot Outdoor RV Storage Facility on Property Located on the West Side of Parkridge Avenue, South of Three Bar Lane Within the Gateway Specific Plan. Staff Recommendation: Approval

10. BUSINESS ITEMS:

A. Resolution No. 2004-18, Site Plan 2003-11 (HC&D Architects): Site Plan Review and Approval to Allow the Development of a Professional Office Building Consisting of Approximately 7,538 Square Feet on Property Located on the East Side of Hamner Avenue, South of Second Street (Vacant Parcel Behind Hamner Square). Staff Recommendation: Approval

B. Resolution No. 2004-20, Site Plan 2003-18 (Farhoomand): Review and Approval to Allow for 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. The Property is Located on the East Side of Hamner Avenue, South of Spencer Drive Which is a Private Street (South of Fourth Street). The Property Address is 2751 Hamner Avenue in the C-3 Zone Where Auto Sales is a Permitted Use. Staff Recommendation: Approval

C. Request by Southern California Edison Company to Realign a Portion of Crestview Avenue North of Sixth Street, Adjacent to Ingalls Park

D. Information Item: Consideration of a Future Moratorium on the Approval and/or Commencement of Operation of Any Used Car Lots, Self-Storage Facilities, Vehicle Storage Yards, Automobile Body and Repair Facilities, and Contractor Storage Yards Within the City of Norco Pending a Study to Analyze and Examine In-Depth Specific Criteria for the Development and Operational Regulations and Standards for Those Land Uses.

11. CITY COUNCIL:

A. City Council Action Agenda Dated March 17, 2004

B. City Council Minutes Dated March 3, 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 10, 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)