

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(909) 270-5661

March 10, 2004



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Wright
- 4.A. ORAL PRESENTATION: Presentation of Park Design for K.B. Home (Tract 30230)
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: February 25, 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 February 25, 2004

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 February 25, 2004.

9. PUBLIC HEARINGS:

A. Resolution No. 2004-16, Tentative Parcel Map 32221 and Resolution No. 2004-17, Site Plan 2004-03 (Armstrong and Brooks Cons. Eng.): A Proposal to Subdivide 8.6 Acres into Four Parcels at 604 Parkridge Avenue Within the Gateway Specific Plan Industrial District to Coincide with the Proposed Development of an Industrial Park Site Plan. Staff Recommendation: Approval

B. 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" not Allowing Private Streets, Easements, and Drives with New Development, Except for Service to No More Than One Lot. Staff Recommendation: Approval

10. BUSINESS ITEMS:

A. Resolution 2004-14, Site Plan 2003-03, Modification No. 1 (Pacer Communities Inc.): A Request for Review and Approval of a Modification to the Uniform Fence and Wall Plan Approved for Tracts 29589 and 29589-1 Located Within the Norco Ridge Ranch Specific Plan Area Staff Recommendation: Approval

B. Request for Direction Regarding the Proper Procedure for the Approval of an Occupant Change with an Existing Temporary Mobile Home for the Elderly.

11. CITY COUNCIL:

A. City Council Action Agenda Dated March 3, 2004

B. City Council Minutes Dated February 18, 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 February 25, 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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