

## **Planning Commission Agenda**

**2820 Clark Avenue, Norco CA 92860**

**(909) 270-5661**

**FEBRUARY 11, 2004**



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: January 28, 2004
8. CONTINUED ITEMS:
  - A. Resolution No. 2004-05, Zone Code Amendment 2004-01 (City of Norco): A City-Initiated Proposal to Amend Title 18 "Zoning" of the Norco Municipal Code by Amending Sections 18.12.06, 18.13.06, 18.14.06 and 18.15.06 to Allow Private Garages up to a Maximum of 3,000 Square Feet in Size for All Residential Zones. Staff Recommendation: Approval. Continued from February 11, 2004
  - B. Resolution No. 2004-01, Tentative Parcel Map 31401 (Crouse/Beers & Associates): A Request for Approval of a Subdivision of Land that is Approximately Two Acres into Two Parcels for Residential

Development. The Property is Located at 2840 Second Street Within the "A-1-20 (Agricultural, Low-Density Residential) Zone. Staff Recommendation: Approval. Continued from January 14, 2004

## 9. PUBLIC HEARINGS:

A. Resolution No. 2004-07, Conditional Use Permit 2003-26 (City Planning Group LLC): Request for the Issuance of a Conditional Use Permit to Allow an Existing Used Car Sales Lot to Construct a New Sales Facility and Expand an Area for Car Storage. The Project is Located at 2195 Hamner Avenue, Within the Norco Auto Mall Specific Plan Area. Staff Recommendation: Approval

B. Resolution No. 2004-08, Zone Code Amendment 2004-02 (City of Norco): An Amendment to the Text of the Norco Municipal Code Chapter 18.15 "R-1" Zone - Residential Single Family, to Allow Miniaturized Pigs as a Permitted Use in the "R-1" Zone. Staff Recommendation: Approval.

C. Resolution No. 2004-11, Tentative Parcel Map 30648, Resolution No. 2004-10, Variance 2002-09 (Raab Engineering): A Request for Approval of the Subdivision of Land that is Approximately One Acre into Two Parcels For Residential Development for Property Located at 1372 Third Street Within the "A-1-20" Zone. The Variance is Being Requested from Norco Municipal Code Section 18.13.12 (3) "Lot Depth," to Allow the Required 200-Foot Lot Depth for the Proposed Parcels to be Reduced to a Minimum of 175 Feet. Staff Recommendation: Approval.

10. BUSINESS ITEMS: A. Resolution No. 2004-09, Site Plan 2004-02 (Barreto): A Request to Allow the Sale of Used Vehicles at 2441 Hamner Avenue in the "C-3" (Heavy Commercial) Zone. Staff Recommendation: Approval

B. Information Flyer for Model Home Sales Brochure

11. CITY COUNCIL: A. City Council Action Agenda Dated February 4, 2004

B. City Council Minutes Dated January 21, 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 January 28, 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)

/sd-49953