



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
SPECIAL MEETING
FEBRUARY 29, 2012

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Leonard
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 (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
6. HEARING FROM THE AUDIENCE ON ITEMS ONLY LISTED ON THE AGENDA: Please limit your comments to three minutes.
7. PUBLIC HEARINGS
 - A. **Resolution 2012-___**: Conditional Use Permit 2012-01 (Craig): A Request for Approval to Allow an Accessory Building Consisting of a 2,031 Square-Foot Recreational Vehicle (RV) Garage and Storage Building at 3171 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan. **Recommended Action: Approval** (SP Robles)
 - B. **Resolution No. 2012___**, General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update **Modification No. 1**: This Project is a Modification to the Adoption of the City of Norco 2008-2014 Housing Element that Represents an Update of the City's Current Housing Element and an Implementation of that Adoption with Zone Changes. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
 - C. **Resolution No. 2012-___**, General Plan Amendment 2012-01 A (City of Norco); A Proposal to Amend the Land Use Element of the General Plan by Adding a New Land Use Category to be Titled "Housing Development Overlay", as an Implementation Measure of General Plan Amendment 2008-

01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)

- D. **Resolution No. 2012-___**, General Plan Amendment 2012-01 B /Zone Change 2012-01 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 18.6 acres Generally Located on the West Side of Hamner Avenue, North of Fourth Street (APN's 129-230-033,-034, -036, and -037) by Applying the Housing Development Overlay Zone, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- E. **Resolution No. 2012-___**, General Plan Amendment 2012-01 C/Zone Change 2012-02/Auto Mall Specific Plan 85-01, Amendment No. 6 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 18.5 acres Generally Located at the Southwest Corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- F. **Resolution No. 2012-___**, General Plan Amendment 2012-01 D/Zone Change 2012-03 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 11.5 Acres Generally Located South of River Road and West of Corydon Avenue (APN's 121-310-087, and -090) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- G. **Resolution No. 2012-___**, General Plan Amendment 2012-01 E/Zone Change 2012-04 (City of Norco): A Proposal to Amend the Land Use Categories and Zoning on about 19.4 Acres Generally Located on the East Side of Norconian Drive and South of Norco Drive (APN's 130-240-021, and -023) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- H. **Resolution No. 2012-___**, General Plan Amendment 2012-01 F/Zone Change 2012-05 (City of Norco): A Proposal to Amend the Land Use Category on about 22.9 Acres Generally Located on the Southwest Corner of

Fifth Street and Horseless Carriage Drive (APN's 129-200-011) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)

- I. **Resolution No. 2012-___**, General Plan Amendment 2012-01 G/Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 9.4 Acres Generally Located on the East Side of Mountain Avenue and North of First Street (APN's 126-240, -003, -004, -005, -006, -007) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)
- J. **Resolution No. 2012-___**, Zone Code Amendment 2012-01 (City of Norco); A Proposal to Establish a New Zone with Corresponding Development Standards Entitled "Housing Development Overlay (HDO) Zone, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King)

8. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

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 (951) 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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