

Commissioner Granier: Next case is 2020-8-R, if you're here for that case, no one is here. 2020-8-R requested by Bosco Properties, Inc. for a change of zoning district from R-1A to C-3 on approximately 8,440 square feet at Lots 4 & 5, in Lot "D" Subdivision, near 706 Barreca Street, Norco. Council District 6. Mr. Welker.

Mr. Welker: This is another rezoning request from R-1A single family residential to C-3 Highway Commercial on Lots 4 & 5. These are 2 lots totaling 8,440 sq. ft. and fronting on Barreca Street in Norco. The request meets both the 2nd and 3rd guideline for rezoning. The area we're looking at is a block that is the first block off of Apple Street and situated near one of the railroad crossings. The area of Norco along Apple Street kind of follows a bit of a pattern, especially around the railroad crossings, having commercial kind of nodes in that first block off of Apple situated around those railroad crossings. It would be changing a pocket of R-1A that they have there right now in the first half of the block to match the C-3 that currently occupies the business right there that takes up half the block, it's a transitional area but we don't see this as necessarily expanding the commercial zoning to intrude into the residential property by creating more of that commercial node right there. The department does recommend approval based on meeting the 2nd and 3rd criteria for rezoning.

Commissioner Granier: Ok thank you. Seeing that the applicant is not here, we'll go into the public hearing. No one from the public is here. We'll close the public hearing. Commissioners are there any questions or anything for Planning & Zoning? I know these gentlemen and they've been there for a long time and are good neighbors, that's all I can say. Any comments positive or negative?

Ms. Stein: We haven't received anything.

Commissioner Granier: Questions anybody? Call for the vote.

YEAS: Ross, Granier, Keen, Dunn, Galliano

NAYS: None

ABSENT: Petit, Frangella

Commissioner Granier: Motion passes unanimously.
