

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(951) 270-5661

September 14, 2005



1. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Chair Newton
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 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: August 31, 2005
8. CONTINUED ITEMS: Revision to Chaparral Center Sign Program - Logo for Starbucks Coffee.
(Continued from August 31, 2005) Project Planner: James E. Daniels, Director Community Development

Recommendation: That the Planning Commission amend the Chaparral Center Sign Program allowing a maximum logo height of 60 inches when in proportion to the building elevation.
9. PUBLIC HEARINGS: ALL PUBLIC HEARINGS WERE CONTINUED FROM AUGUST 31, 2005 DUE TO LACK OF PUBLISHING.

A. Resolution No. 2005-42, Conditional Use Permit 2005-06; Resolution No. 2005-41, Variance 2005-10 (Nextel Communications): A Request to Allow the Installation of an Unmanned Wireless Telecommunication Facility to Consist of a 61.5-Foot Tall Stealth Light Pole Mounting Pole that will hold an Array of Wireless Antennas, and Associated Support Equipment Shelter, at Wayne Makin Park Located at 3364 Western Avenue in the OS Zone. The Variance is Requested to Allow the Antenna to Exceed the Maximum Height of 50 Feet Permitted by the Norco Municipal Code. Continued from August 31, 2005

Project Planner: Alma Robles, Associate Planner

Recommendation: That the Planning Commission approve a Negative Declaration, indicating that the project will not have a significant impact on the environment; adopt Resolution No. 2005-41 approving Variance 2005-10, based on the findings contained in the staff report and conditions of approval; and adopt Resolution No. 2005-42 approving Conditional Use Permit 2005-06, based on the findings contained in the staff report and conditions of approval.

B. Resolution No. 2005-40, Conditional Use Permit 2005-09; Resolution No. 2005-39, Variance 2005-11 (Nextel Communications): A Request to Allow the Installation of an Unmanned Wireless Telecommunication Facility to Consist of a 75-Foot Tall Stealth Mono-Pine Mounting Pole that will hold an Array of Wireless Antennas, and Associated Support Equipment Shelter, at Kips Corner Park Located at the Southwest Corner of Kips Corner Road and Parkridge Avenue in the OS Zone. The Variance is Requested to Allow the Antenna to Exceed the Maximum Height of 50 Feet Permitted by the Norco Municipal Code. Continued from August 31, 2005

Project Planner: Alma Robles, Associate Planner

Recommendation: That the Planning Commission approve a Negative Declaration, indicating that the project will not have a significant impact on the environment; adopt Resolution No. 2005-39 approving Variance 2005-11, based on the findings contained in the staff report and conditions of approval; and adopt Resolution No. 2005-40 approving Conditional Use Permit 2005-09, based on the findings contained in the staff report and conditions of approval.

C. Resolution No. 2005- --, Conditional Use Permit 2005-04; Resolution No. 2005-43, Variance 2005-07 (Youth Specialists Centers, Inc): A Request to Locate an Educational and Boarding Facility in an Existing House, Guest House and other Buildings Located at 2677 Valley View Avenue within the A-1-20 zone. A Variance is being Requested from Municipal Code Section 18.38.20(9)(b) "Minimum Delivery Width" to Reduce the Minimum On-Site Driveway Width from 25 feet to 18 Feet. Continued from August 31, 2005

Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission approve a Negative Declaration, indicating that the project will not have a significant impact on the environment; adopt Resolution No. 2005-43 denying

Variance 2005-07, based on the findings contained in the staff report and conditions of approval; and take no action on Conditional Use Permit 2005-04.

D. Resolution No. 2005-38, Variance 2005-09 (Falsone): A Request for a Variance from Norco Municipal Code Section 18.13.16(3) "Rear Yard," to Reduce the 60-Foot Rear Yard Setback Requirement to Approximately 46 Feet to Allow the Construction of an Attached Garage to a Residence Located on 1230 Gallop Lane within the A-1-20 Zone. Continued from August 31, 2005

Project Planner: Michelle Weaver, Assistant Planner

Recommendation: That the Planning Commission adopt Resolution No. 2005-39 approving Variance 2005-09, based on the findings contained in the staff report and conditions of approval.

E. Resolution No. 2005-44, Annexation 22; Resolution No. 2005-45, Zone Change 2005-02 (City of Norco): An Annexation to the City of Norco Initiated by KB Home and the City of Corona with the Associated Pre-Zoning of a Segment of an Equestrian Trail Located on the South Side of First Street, East of Hillkirk Drive and West of Corona Avenue. Continued from August 31, 2005

Project Planner: Steve King, Senior Planner

Recommendation: That the Planning Commission adopt Resolution No. 2005-44 recommending to the City Council approval of Annexation 22, based on the findings contained in the staff report and conditions of approval; and adopt Resolution No. 2005-45 recommending to the City Council approval of Zone Change 2005-02, based on the findings contained in the staff report and conditions of approval.

10. BUSINESS ITEMS: None Scheduled

11. CITY COUNCIL:

A. City Council Action Agenda Dated September 7, 2005

B. City Council Minutes Dated August 17, 2005

12. PLANNING COMMISSION: Oral Reports from Representatives on Various Commissions/Committees

13. STAFF: Weekly Status Report

14. OTHER MATTERS

15. 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 (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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