

Planning Commission Agenda

2820 Clark Avenue, Norco CA 92860

(909) 270-5661

JULY 14, 2004



11. CALL TO ORDER: 7 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioner Hinson
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: June 30, 2004
8. CONTINUED ITEMS: 3414 Temescal Avenue: Finding on Illegal Dwelling Unit (From May 26, 2004)
9. PUBLIC HEARINGS:
 - A. Resolution No. 2004-41, Conditional Use Permit 2004-08 / Resolution 2004-40, Variance 2004-03 (Sprint, LLC): 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, to be located at 3475 Second Street in the C-2 (General Commercial) zone. The variance is requested to allow the antenna to exceed the

maximum height of 50 feet permitted by the Norco Municipal Code. Staff Recommendation: Approval

B. Resolution No. 2004-39, Conditional Use Permit 2004-09 (Chipotle): A request for approval to allow the on-site sale of liquor at an existing restaurant located at 1409 Hamner Avenue within the Commercial District of the Gateway Specific Plan. Staff Recommendation: Approval

C. Resolution No. 2004-37, Zone Code Amendment 2004-04 (City of Norco): A City-initiated Zone Code Amendment to Section 18.37.08 General Provisions of the Municipal Code, to establish regulation of temporary signs (controlling individuals with banners) for new home sales. Staff Recommendation: Approval

D. Resolution No. 2004-38, Zone Code Amendment 2004-05 (City of Norco): A City-initiated Zone Code Amendment to Section 18.15.08 of the Municipal Code, to allow a conditional use permit procedure for additional animal-keeping in the R-1-10 zone. Staff Recommendation: Approval

10. BUSINESS ITEM: Discussion Regarding Municipal Code Section 6.08.010 "Oleander Plant - Prohibition"

11. CITY COUNCIL:

A. City Council Action Agenda Dated July 7, 2004

B. City Council Minutes Dated June 16, 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 June 30, 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)