



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
APRIL 30, 2008

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Wright
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: Minutes of April 9, 2008
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
  - A. **Resolution No. 2008-\_\_\_, Conditional Use Permit 2006-18; Resolution No. 2008-\_\_\_, Variance 2007-01 (Royal Street Communications):** A request to allow the installation of an unmanned wireless telecommunication facility, to consist of an 80-foot tall freestanding pole designed as a field light that will hold an array of wireless antennas and associated support equipment, at Parmenter Park located at 2760 Reservoir 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. Recommendation: Approval. Associate Planner Robles

- B. **Resolution No. 2008-\_\_\_, Conditional Use Permit 2006-19; Resolution No. 2008-\_\_\_, Variance 2007-02 (Royal Street Communications):** A request to allow the installation of an unmanned wireless telecommunication facility, to consist of a 60-foot tall freestanding pole designed as a field light that will hold an array of wireless antennas and associated support equipment 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. Recommendation: Approval. Associate Planner Robles
  - C. **Resolution No. 2008-\_\_\_, Variance 2008-01 (Nadeau-Garfin):** A request for a variance from Norco Municipal Code Section 18.13.16(3) "Rear Yard," to reduce the required 60-foot rear yard setback requirement to approximately 15 feet to allow the construction of a two-story addition to a residence, and a variance from Norco Municipal Code Section 18.13.16(1) "Front Yard," to reduce the required 25-foot front setback to approximately 4 feet to allow the construction of a detached garage at 1565 Valley View Avenue located within the A-1-20 zone. Recommendation: Approval. Associate Planner Robles
  - D. **Resolution 2008-\_\_\_, Zone Change 2008-01 (City of Norco):** A City-initiated change from Residential District to Commercial District on property located on the north side of First Street, west of Hamner Avenue at 1921 First Street. The property is within the Gateway Specific Plan, requiring a specific plan amendment along with the zone change. Recommendation: Approval. Director of Community Development Daniels
- 10. BUSINESS ITEMS: Compliance Report – Status of Compliance for Modified Permit Conditional Use Permit 2002-14 (Maverick Steakhouse) Recommendation: Receive and File. Director of Community Development Daniels
  - 11. CITY COUNCIL:
    - A. City Council Action Agenda dated April 16, 2008
    - B. City Council Minutes dated April 2, 2008
  - 12. PLANNING COMMISSION: Oral Reports from Representatives on Various Committees/Commissions
  - 13. STAFF: Current Work Program

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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