



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

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Commissioners Harris
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 July 9, 2008
8. CONTINUED ITEMS: None
9. PUBLIC HEARINGS
 - A. **Resolution No. 2008-___**, Conditional Use Permit 2008-04 (Stoddard): A Request for Approval to Allow Development of a Two-Story Small Animal Veterinary Hospital Consisting of 25,175 Square Feet Including a Retail Drive-Thru on Property Located on the East Side of Hamner Avenue Between Town and Country Drive and Fourth Street within the C-G (Commercial General) Zone. **Resolution No. 2008-___**, Conditional Use Permit 2008-05 (Stoddard): A Request to Allow the Veterinary Hospital Building to Exceed the Maximum Height of 35 Feet Allowed by Right in the C-G (Commercial General) Zone. Recommendation: Approval (Associate Planner Robles)
 - B. **Resolution No. 2008-___**, Zone Code Amendment 2008-04 (City of Norco): A City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending Chapter 18.37.10(4) "Signs Permitted in the Open Space, Limited

Development, Agricultural, and Single Family Residential Zones” Allowing Freeway-Oriented Signs in Open Space Zones; and Expanding the Allowable Size and Usage of On-Site Freestanding and Reader-Board Signs. Recommendation: Recommend for Approval (Senior Planner King)

- C. **Resolution No. 2008-___**, Variance 2008-02 (City of Norco): A Request for a Variance from Norco Municipal Code Section 18.13.16(1) “Front Yard,” to Reduce the Required 25-Foot Front Yard Setback to Allow the Placement of a Single-Family Residence on a Vacant Parcel Located at the South End and East Side of Valley View Avenue Between First Street and Hidden Valley Parkway (APN 122-080-033) within the A-1-20 Zone. Recommendation: Recommend for Approval (Senior Planner King)

- 10. BUSINESS ITEMS: Appeal 2008-02 (Taber): Appeal of Staff Denial of a Building Permit at 3221 Crestview Drive. Recommendation: Approve the Appeal (Senior Planner King)

- 11. CITY COUNCIL:
 - A. City Council Action Agenda dated July 16, 2008

 - B. City Council Minutes dated July 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 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, 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)