



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
FEBRUARY 23, 2011

1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL
3. STAFF PRESENT
4. PLEDGE OF ALLEGIANCE: Vice-Chair Jaffarian
- 4.A. WELCOME NEW COMMISSIONER LEONARD
- 4.B. SPECIAL PRESENTATION TO COUNCIL MEMBER NEWTON FOR HIS PRIOR SERVICE ON THE PLANNING COMMISSION
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) 270-5682 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 February 9, 2011
8. CONTINUED ITEMS:
 - A. **Resolution 2011-___**: Site Plan 2008, Mod. No. 1 (SSOE): Approval of a Modification to the Approved Site Plan to allow for the Development of a 76,288 Square-Foot, Multi-Commercial Retail Center, Including a Remodel of an Existing Building at the Southeast Corner of Second Street and River Road. *Recommendation: Continue off-calendar* (Director King)
Continued from January 26, 2011

- B. **Resolution 2011-___**: Conditional Use Permit 2010-05 (T-Mobile): A Request for Approval to allow an Unmanned Wireless Communications Facility to Consist of a 50-Foot Tall Mounting Pole with Antennas Designed as a Palm Tree, and Associated Ground Mounted Equipment at 4780 California Avenue Located within the C-G (Commercial General) Zone. *Recommendation: Approval* (Director King) Continued from February 9, 2011

- 9. PUBLIC HEARINGS: None

- 10. BUSINESS ITEM:
 - A. **Resolution 2011-___**. Freeway-Oriented Sign Permit/Special Sign Permit 2011-01 (Inland Signs): A Request for Review and Approval of a Freeway-Oriented Sign at 3119 Hamner Avenue. *Recommendation: Approval* (Director King)

- 11. CITY COUNCIL: Receive and File
 - A. Recap of Actions Taken at the February 16, 2011 City Council/Community Redevelopment Agency Meeting.

 - B. City Council Minutes dated February 2, 2011

- 12. PLANNING COMMISSION: Oral Reports from Various Committees

- 13. STAFF: Current Work Program

- 14. OTHER MATTERS
 - A. Follow-up on Items from Previous Meetings (Director King)

- 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 located at 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)

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