



**CITY OF NORCO  
PLANNING COMMISSION REGULAR MEETING MINUTES**

**Wednesday, April 13, 2016  
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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CALL TO ORDER: **7:02 p.m.**

ROLL CALL: Patricia Hedges, Chair - **Present**  
Robert Leonard, Vice Chair - **Present**  
Danny Azevedo, Commission Member - **Present**  
Phil Jaffarian, Commission Member - **Present**  
John Rigler, Commission Member - **Present**

PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**

APPEAL NOTICE: **Read by Director Steve King**

1. PUBLIC COMMENTS:

Rob Koziel stated his frustration on his continued attempt to get on the Planning Commission agenda, since July 2014; adding that he has met with staff on two occasions to review his projects. He noted that the issue at hand is the City's parking requirement. He requested to be placed on a future agenda.

2. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting minutes of March 9, 2016. **Recommended Action: Approval** (Deputy City Clerk)

**M/S LEONARD/RIGLER** to approve Planning Commission Regular Meeting Minutes of March 9, 2016, as written; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, RIGLER**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: JAFFARIAN**

3. CONTINUED PUBLIC HEARING:

A. **Conditional Use Permit 2015-40** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Continued from Meeting of March 9, 2016 / Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She provided an overview of the previous presentation, noting its continuance to allow the applicant the opportunity to modify the plan based on the Commission's concerns with the appearance lacking a more animal keeping structure. The applicant made some changes to accommodate requirements, keeping the Commission's concerns in mind. Staff recommends approval.

Vice Chair Leonard questioned if the distance of the building was measured from the house to the fence, and if the Primary Animal Keeping Area (PAKA) will remain rectangular in shape if moved; staff confirmed yes.

In response to Member Jaffarian, Planner Robles stated that the PAKA has been moved before, but all regulations of the A-1 Zone were followed; and there are no easement restrictions.

Member Rigler noted his concern with the flat pad and its location, contemplating that a future property owner might place a basketball court, or similar, on it instead of using it as an animal keeping area.

**Chair Hedges OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

Mike Garrison, architect, explained that he is asking for a relocation of the PAKA on behalf of the property owner, Bryan Weaver, noting that the property has the space to accommodate it. Mr. Garrison explained that a roll-up door was needed for ease of use by Mrs. Weaver, due to a medical issue, which the Planning Commission was previously told. He thanked the Commission for its time, adding that they are willing to work with the Commission and staff.

**Chair Hedges CLOSED the public hearing, bringing the discussion back to the Commission.**

Member Jaffarian said he was satisfied with the plans being presented.

Member Rigler stated his continued concern with future property owners, and the potential use of the PAKA for uses other than an animal keeping area, as it can be concreted over.

Member Azevedo noted that the PAKA is recorded as part of the property, and if the size remains the same as on the recorded deed, he has no concern.

Vice Chair Leonard concurred with some of the previous remarks, but stated that if the Commission approves one change, others will expect the same. He explained his stance on the space horses need, and wasn't sure on the size the PAKA's new location would provide. The Deed Restriction has been placed on the property for the size, and its location. He stated that he cannot approve a change.

Chair Hedges agreed with the majority of the Commission's remarks, noting her concern with the size.

**M/S JAFFARIAN/---** to adopt Resolution 2016-10, to approve Conditional Use Permit 2015-40, to allow a detached accessory building consisting of a 1,750 square-foot barn/storage building at 219 Gulfstream Lane.

**The motion died due to a lack of a second.**

**M/S LEONARD/RIGLER** to deny Conditional Use Permit 2015-40; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, RIGLER**

**NOES: JAFFARIAN**

**ABSENT: NONE**  
**ABSTAIN: NONE**

4. PUBLIC HEARINGS:

- A. **Conditional Use Permit 2014-10/Variance 2014-05 (Swaminarayan Gurukul-USA/Patolia):** A request for approval to allow the development of a temple and cultural center on a vacant parcel (APN 130-240-031) located on the west side of Norconian Drive; between Norco Drive and Fifth Street, within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed height of 35 feet to allow a building dome height of about 46 feet.

Senior Planner Robles presented the staff report on file in the Planning Department. She reviewed the variance request for the proposed height of the dome, at 46-foot; noting that the property was currently undeveloped, further describing the purpose of the development, and all that will be included. She shared that a neighborhood meeting was scheduled in July 2015; it was well attended by neighboring residents, which offered the opportunity for questions/answers and provide information on the project. Parking off-site and visibility of the project from other properties were two of many concerns brought up and discussed. Planner Robles provided photo simulations, which showed a view towards the property from different vantage points. She touched on the grading to be done, offering input from Associate Engineer Sam Nelson. The Architectural Review Subcommittee (ARC) has reviewed the project, and although requested a more western look, did not have any suggestions on how to incorporate it. She added that one letter of opposition was received prior to agenda prep, and was provided with the report; an additional four opposition letters and one supportive letter has been received since; a copy of each has been provided to the Commission, and will be kept within the project file.

Associate Engineer Nelson provided an overview of the planned grading, and was available to answer questions.

Staff recommends approval, amending Condition 26, which states that a bond of surety is posted for satisfaction, to include public improvements and completion of the grading; and add a condition to require that a bond be posted for the completion of the construction of the buildings.

In response to Member Jaffarian, Associate Engineer Nelson stated that new curbs will be matched to the existing curbs, and that the water drainage will be through the neighboring church, as all infrastructures are in place.

Member Rigler questioned the operating hours, activities as late as midnight, the height of the dome and the parking requirement with the lack of seating during services, as based on the staff report and other documents provided. Planner Robles stated that the format used for the parking is the basic format of one space for each three seats.

Vice Chair Leonard stated that five years prior another Church had put in an application for a location on Corona Avenue, which was denied based on its look lacking the required western appearance. He questioned if the requirement based on a gymnasium was used to set the occupancy of the main building, since regular seating is not used for services; further questioned the term of "a bedroom", how many individuals are to reside on the premises, and the lack of a traffic study. In response, Director King explained that although churches are not residential, they are included in the Circulation Element generated by land

use for residential; upon review at the Project Review Board, it was determined that a traffic study was not needed, nor is it required.

In response to Chair Hedges, Associate Engineer Nelson explained the grading based on the street level, from south side to north side of the project. Director King stated that the steeple of the neighboring church is 26 feet.

**Chair Hedges OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

Lance Gregory stated his concerns with the lack of a CEQA or a traffic study; he stated he spoke to an Elder at the Turning Point Church regarding potential traffic and the children at the school.

Robert Brown noted issues with potential traffic impact and access to the horse trail, adding that the road needs repairs.

Holly Pennington said she was concerned with overflow parking and potential traffic.

Sandy Higgins stated her concerns are with the height of the building, and its visibility, added traffic on Norco Drive and Fifth Street, and the lack of revenue from this business.

Myrna Paltza stated its culture does not fit in Norco, concerned on how it will affect the City, its burden on the City's resources, and potential problems.

Steve Young questioned the effect on the infrastructure on the road, if the Fire Marshal approved an emergency plan, and noted an issue with the potential number of people attending; adding that churches are supposed to support the community, but how many attendees actually live here.

Linda Dixon concerned with no EIR done on this project, potential traffic, and lack of a western motif. Adding that the project is too large, it must conform to the City's standards.

Su Bacon stated that the Sixth Street traffic is already a challenge, asked that they adhere to the Code, and the Commission to enforce them.

Grace Kast stated she does not support the project.

Jessica Uhle stated she does not support the variance, and should have had a traffic study done; adding that the traffic is already impacted due to Silverlakes opening.

Sarah Stark concerned with the amount of churches in town; the project does not have a western motif, and it will not fit in this town.

David Burwell asked the Commission to consider the economic and traffic impact, land use allowance and lack of western theme.

Amy Labeta noted that the project seemed more like a residence and cultural center than a temple or place of worship, calling it a white elephant in the neighborhood.

Nancy Marhoff spoke in support of the temple; she doesn't understand the nay-sayers.

Robert Pesic stated the traffic is currently impacted, concerned for the safety of equestrians and livestock, adding the road conditions are not good.

**Chair Hedges CLOSED the public hearing, bringing the discussion back to the Commission.**

**Recessed: 8:52 p.m. / Reconvened: 9:03 pm**

Chair Hedges gave the applicant the opportunity to speak.

Sam Akbarpour, the project Engineer, agreed that some concerns brought up are legitimate; he offered to address each concern. He noted the property is not a desirable lot, which is why it has been vacant; explained the grading, the only thing you will view is the planned landscaping, which will include a horse monument facing the street. The applicant and he have been working with staff for two years, noting that the design has been changed many times to accommodate City requirements. He stated that the dome or building will not be seen from the street. The street in front of the property will be fixed, the current draining system will also be remedied with the cooperation of the neighboring church; the residence is for 2 Saints, who will be transferred from another location in the U.S., part of their duties will include greeting visitors to the center. He provided an example of how the seating is done, on the floor seated with legs crossed, explaining that this takes more space, 3 feet as opposed to 2 feet standard-chair seating, as such there would not be as many attendants as with standard-chair setting. He confirmed that there will be onsite fire system, a designed fire truck circulation, and a fire hydrant. Mr. Akbarpour further informed the Commission that the individuals attending the temple are educated professionals, for which many have live in the US for numerous years.

In response to Member Rigler, Mr. Akbarpour stated that although he would like to make maximum use of the lot, there will be approximately 50 individuals in attendance during the week, never more than 200 on any given day; with the exception of special events which occur once or twice a year.

Member Azevedo explained how the fire department determines the occupancy load for the use of the building. In response to his inquiry about prayer rooms, Manu Patolia, property owner, explained how and why the different rooms are needed. The cultural center is used to educate the children, and the community, adding that there is little activity during the week; there are Sunday services with activities for children from 3:00 pm to 8:00 pm; the children are taught language, religion and culture, girls and boys are educated separately; and the women are in a separate room from the men. He shared that there will be a great energy and benefit to the City, and will be good neighbors.

Member Azevedo thanked him for the information. Upon reading a letter of opposition, Member Azevedo apologized for what was written, stating that not all Norco residents feel that way.

Vice Chair Leonard asked why the request for a variance for height, noting that variances are usually to accommodate an odd lot, or similar. Mr. Akbarpour explained that the dome is part of the culture, which is where the height request is for. Vice Chair Leonard also questioned the palm trees on the plan, noting that it is not allowed in Norco. In response to him, Mr. Patolia reassured that there would only be 2 individuals living on the premises at all times, with an occasional visitor.

Member Rigler asked for clarification as to the height request for the dome, at 46 feet. Mr. Akbarpour explained the system of the culture, the capacity of the room and height of the dome is calculated based on the number of anticipated attendees; it is symbolic to the religion. Member Rigler noted his concern with the architecture, lacking western look.

Chair Hedges asked if the dome can be shorter, Mr. Akbarpour stated that it could be done, but the Church may not like it. He has no issues with additional conditions, but questioned the bond requirement for the construction of the buildings.

The Commission continued its discussion.

Member Azevedo stated that the review is for the building only; noting that past projects had been declined because the architecture did not fit with the City, and also the lack of tax revenue. Being a similar situation and based solely on the architecture, this project doesn't blend in with the community.

Vice Chair Leonard spoke on the street light system and the current traffic congestion already existing; he suggested that an EIR Study should be done; no special condition should be given to allow a variance, concerned with the height request; and the architecture is not western.

Member Rigler asked that they conform to Norco's lifestyle; adding his concern with water flow.

Member Jaffarian noted the architectural style, stating if it could be closer to a western motif, it may be passed. The property is not the right size and shape to place this type of project on it; adding that the project can't be accepted as presented.

Chair Hedges concurred with statements made by the Commission, adding that it doesn't fit in Norco.

**M/S JAFFARIAN/LEONARD** to deny Variance 2014-65 and Conditional Use Permit 2014-10; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- B. Conditional Use Permit 2016-04 (Wrye):** A request for approval to allow a detached accessory building consisting of a 2,000 square-foot workshop/storage building at 4760 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that one member of the ARC remarked that the building did not blend with the neighborhood, and was concerned with the height. Planner Robles shared that a letter of opposition had been submitted today, which a copy has been placed in front of them at the dais.

In response to the Commission, Planner Robles acknowledged that only minor grading had occurred at the property.

**Chair Hedges OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Hedges CLOSED the public hearing, bringing the discussion back to the Commission.**

Member Jaffarian indicated his primary concern was that future property owner/s' potential use of the lot to access the building.

Member Rigler noted his concern with gravel from the driveway being dragged to the animal keeping area; as well as with the size and placement of the structure.

Member Azevedo stated his concern with the area leading to the garage opening; it would most likely be concreted, which will then allow it to be converted to a garage.

Chair Hedges was worried with the location of the garage opening, suggesting that the animal keeping area and building location be reversed.

**M/S JAFFARIAN/LEONARD** to deny without prejudice, Conditional Use Permit 2016-04; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**C. Conditional Use Permit 2015-43 (Wold):** A request for approval to allow a detached accessory building consisting of a 1,500 square-foot storage building at 4058 Sundance Lane located within the A-1-20 (Agricultural Low Density) Zone.

**Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that the building look is to complement the existing home; it will be built next to an SCE easement. Staff has spoken to the applicant regarding the structure design, the equipment/supplies have already been purchased, but he offered to add landscaping around the building. All requirements have been met; staff recommends approval.

Planner Robles confirmed that SCE did not need to be contacted regarding this project, other than to be sent a public hearing notice as all surrounding property owners within 300 feet of the project.

Member Rigler questioned the sidewalk/trail throughout the property, and the gazebo in the center of the yard; Planner Robles confirmed that the gazebo will be removed.

**Chair Hedges OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Hedges CLOSED the public hearing, bringing the discussion back to the Commission.**

Member Jaffarian was satisfied with the scenario being presented, good for the shape of lot.

Chair Hedges noted her concern with the location of the animal keeping area.

Member Azevedo questioned the space between the proposed storage building and existing building; it was noted at 24 square feet.

Vice Chair Leonard suggested moving the building closer to the home and having the animal keeping area towards the rear of the property, so that horses are not next to the patio.

**M/S LEONARD/JAFFARIAN** to deny without prejudice Conditional Use Permit 2015-43; the motion was carried by the following roll call vote:

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- D. Conditional Use Permit 2016-06 (Paul Blanco's Good Car Company):** A request to establish a used car/light truck dealership, with associated sales office, repair bays, and sales parking lot, as the primary use in an existing vacant car dealership building located at 2000 Hamner Avenue on the southwest corner of Hamner Avenue and Auto Mall Drive (APN 126-120-015, 016), in the Auto Mall Specific Plan. **Recommended Action: Approval** (Planning Director)

This item was heard early in the meeting, after Agenda Item 3.A.

Planning Director King presented the staff report on file in the Planning Department. He explained that a used car dealership is not a primary use allowed in the Auto Mall Specific Plan, but that a used car dealership is allowed with an approved CUP. The new property owner and the new business operator are requesting a new CUP to allow the used car/light truck dealership as a primary use on the property. Staff recommends approval.

In response to Commission Member Jaffarian, Director King explained that the new operator relies primarily on phone and online sales, to accommodate this and to allow time for servicing the vehicles prior to selling them, the vehicles may remain on the property for approximately 48 hours.

Chair Hedges asked why the CUP is to stay with the property. Director King stated that this is the usual by State law, unless a stipulation is set by condition; he clarified that this will not stop any future new auto dealership from coming on the same lot.

**Chair Hedges OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

Kevin Knox, representing Paul Blanco, explained how this type of dealership works; through mostly radio advertisements, customers contact the dealership by phone/internet. He stated that the cars cannot be taken off the lot until the title has been changed over; therefore, room is needed to store these vehicles until the process is complete. This will be the largest facility that Paul Blanco's Good Car Company will have. In response to the Commission, Mr. Knox noted that a minimum of one-week would be needed for storage purposes, and that their service is similar to the previous car dealership. He affirmed that all tax base stays in Norco, and that it is the only location in Southern California.

Karen Leonard stated her frustration with the process, questioned why this is being done after the fact, being given more accommodations after they have purchased a lot from the City.

**Chair Hedges CLOSED the public hearing, bringing the discussion back to the Commission.**

Vice Chair Leonard approved to extend 48 hours storage to 1 week, and suggested that the CUP be established with the business and not the property.

Member Azevedo agreed, noting that the stipulation can be changed if it's abused.

Chair Hedges agreed that the CUP remain with the business owner only, and for one-week storage.

**M/S JAFFARIAN/RIGLER** to adopt Resolution 2016-20, to approve Conditional Use Permit 2016-06, to allow a used auto dealer, included ancillary services that are part of the business to operate in existing buildings of a former new car dealership on 3.37 acres located at the southwest corner of Hamner Avenue and Auto Mall Drive (2000 Hamner Avenue); adding the following conditions, storage of vehicles may remain up to one week, and the CUP remains with the business owner only.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

5. BUSINESS ITEMS:

- A. **Site Plan 2016-03 (Ross):** A request for approval to allow a detached accessory building consisting of an 864 square-foot garage/storage building at 2421 Reservoir Drive located within the A-1-20 (Agricultural Low Density) Zone.  
**Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. All requirements met; Staff recommends approval.

**M/S JAFFARIAN/LEONARD** to adopt Resolution 2016-16, to approve Site Plan 2016-03, to allow a detached accessory building consisting of an 846 square-foot garage/storage building at 2421 Reservoir Drive.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- B. **Site Plan 2016-05 (Spangler Construction):** A request for approval to allow a detached accessory building consisting of an 802 square-foot garage at 4335 Center Avenue located within the A-1-20 (Agricultural Low Density) Zone.  
**Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that all requirements are met; staff recommends approval.

In response to Vice Chair Leonard, Planner Robles confirmed that the garage door is located directly at the end of the driveway.

Commission Member Rigler asked if a concrete apron is required; he was advised that it would be only if it was the first (or only) garage.

**Chair Hedges invited the public to speak.**

Janet Jochen, applicant, asked the Commission to possibly schedule the smaller projects ahead of the bigger ones in the future, as she had to sit for three hours for a three minutes process.

**Chair Hedges brought discussions back to the Commission.**

**M/S JAFFARIAN/RIGLER** to adopt Resolution 2016-18, to approve Site Plan 2016-05, to allow a detached accessory building consisting of an 802 square-foot garage building at 4335 Center Avenue.

**AYES: HEDGES, LEONARD, AZEVEDO, JAFFARIAN, RIGLER**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

6. PLANNING COMMISSION / STAFF COMMUNICATIONS: **None**
  - A. Oral Reports from Various Committees
  - B. Request for Items on Future Agenda (within the purview of the Commission)

**ADJOURNMENT:** Chair Hedges adjourned the meeting at **10:20 p.m.**

Respectfully submitted,

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Steve King, Secretary  
Planning Commission

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