



**CITY OF NORCO  
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, July 6, 2016  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

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**CALL TO ORDER:** 6:00 p.m.

**ROLL CALL:** **Present:**  
Kevin Bash, Mayor  
Greg Newton, Mayor Pro Tem  
Robin Grundmeyer, Council Member  
Berwin Hanna, Council Member  
Ted Hoffman, Council Member

The City Council recessed to Closed Session (Section 54954) to consider the following matter:

**CLOSED SESSION:**

**§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation**  
One Case

**RECONVENE PUBLIC SESSION:** 7:00 p.m.

**REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)**

City Attorney John Harper indicated that there was no reportable action from Closed Session.

**PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Greg Newton

**INVOCATION:** Geoff Kahan

**PROCLAMATION:** Parks Make Life Better Month – July 2016

Mayor Bash presented Brian Petree, Deputy City Manager/Director of Parks, Recreation and Community Services Director, with the proclamation and urged all citizens to use and enjoy City parks, trails, open space, facilities, and recreation opportunities.

**PRESENTATION:** Emergency Preparedness Update by CAL FIRE/Riverside County Fire Department Norco Battalion Chief Scott Lane

Battalion Chief Scott Lane presented an overview of the services provided to the City, emergency preparedness, Emergency Operations Center training, and updates to recent fire incidents.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Council Member Hanna:

- On July 5<sup>th</sup>, toured Cal Fire's specialized locations. Visited Cal Fire's headquarters facility and Emergency Command Center in Perris, the Air Attack/Helitack Base in Hemet, and the Ben Clark Training Center in Riverside.
- Attended a Northwest Mosquito and Vector Control meeting; reported that there are five suspected cases of the Zika Virus in Riverside County and one confirmed case in the City of Murrieta.
- Attended a Riverside Transit Agency meeting and reported that the ridership fluctuates due to the hot weather. During the summer, students under the age of 18 can ride for \$0.25. Adults ride for \$3.00. Norco College students voted to accept the "Go Pass." Full-time students can ride for \$5.50 per semester, and \$5.00 per semester for part-time students.
- Commented on the National Day of the American Cowboy event on July 23, 2016 at Ingalls Park.

Council Member Grundmeyer:

- Participated in the Cal Fire specialized locations tour on July 5<sup>th</sup>.

Council Member Hoffman:

- As a member of the Norco Animal Rescue Team (NART), met with CalFire, Sheriff and City staff to update NART's emergency plan this summer.
- Attended a Local Agency Formation Commission meeting on May 26<sup>th</sup>.
- Participated in the Cal Fire specialized locations tour on July 5<sup>th</sup>.
- Attended the Economic Development Advisory Council meeting on June 28<sup>th</sup>.

Mayor Pro Tem Newton:

- Noted that the Chino Basin Desalter Authority meeting will be held tomorrow, July 7<sup>th</sup>. Commented that the refunding of the bond issue of 2008 will result in a net present value savings of \$498,500 to the City.

Mayor Bash:

- Commented on the success of the 4<sup>th</sup> of July event.
- Attended a Senior Advisory Committee meeting.
- Noted that he is part of a Committee which is in the process of choosing a new Norco College president.

2. CITY COUNCIL CONSENT ITEMS:

City Manager Okoro removed item 2.F. from the agenda. He explained that Balboa Management has made the July 1, 2016 payment and no longer wishes to proceed with the request for a quarterly payment schedule.

Council Member Hoffman pulled item 2.E. for discussion.

**M/S HANNA/BASH to approve the remaining Consent Calendar items as presented. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- A. City Council Regular Meeting Minutes of June 15, 2016. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
  - B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
  - C. Designation of Voting Delegate and Alternates for the 2016 League of California Cities Annual Conference. **Action: Adopted Resolution No. 2016-44, appointing Mayor Kevin Bash as the voting delegate, Council Member Berwin Hanna as the first alternate, and Council Member Ted Hoffman as the second alternate to represent the City of Norco at the 2016 League of California Cities Annual Conference to be held in Long Beach, California October 5-7, 2016.** (City Clerk)
  - D. Amendment No. 4 to the Project and Capacity Agreement for the Expansion of the Western Riverside County Regional Wastewater Authority (WRCRWA) Treatment Plan. **Action: Approved Amendment No. 4 to the Project and Capacity Agreement for the expansion of the Western Riverside County Regional Wastewater Authority Treatment Plan, subject to non-substantive changes and approval by all WRCRWA member agencies.** (Director of Public Works)
  - E. Acceptance of Proposal and Award of Performance Services Contract for On-Call Street Striping and Pavement Marking Services. **Pulled for Discussion.** (Director of Public Works)
  - F. Approval of Amendment No. 2 to the Memorandum of Understanding with Balboa Management, LLC, Regarding Reimbursement Repayment Schedule for Silverlakes Equestrian and Sports Park. **Removed from the agenda.** (City Manager)
3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR
- 2.E. Acceptance of Proposal and Award of Performance Services Contract for On-Call Street Striping and Pavement Marking Services. (Director of Public Works)

In response to Council Member Hoffman, Director Blais indicated that there is specific language in the contract stating that work cannot be initiated, completed or compensated unless authorized by the City.

**M/S HOFFMAN/BASH to adopt Resolution No. 2016-45, accepting the proposal submitted for performance services to provide Annual On-Call Street Striping and Pavement Marking Services, awarding a multi-year contract to Superior Pavement Marking, Inc. located in Cypress, California, and authorizing the City Manager to execute the contract in the amount not to exceed \$70,000 annually. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**4. PUBLIC COMMENTS:**

Lance Gregory expressed his concern about the illegal fireworks activity in the City and the traumatic effect on animals. Mr. Gregory suggested that the City consider education programs to help alleviate the problem. He also asked residents to step forward in working together as a community by calling in and reporting illegal fireworks activity.

Gary Cervantes concurred with Mr. Gregory's comments. Mr. Cervantes also commented on the request from Balboa Management to change the payment schedule. Mr. Cervantes expressed that he wants to be assured that the terms of the agreement are kept and that Balboa makes the payments.

Pat Overstreet commented on the upcoming Norco Community Town Hall Meeting scheduled on July 25, 2016, at Nellie Weaver Hall. The community will hear updates from regional agencies, community organizations and City staff.

Geoff Kahan commented on the Concerts in the Parks event last Friday, which was a big success. The next concert is July 8, 6-8pm at Pikes Peak Park. Mr. Kahan thanked the Parks and Recreation Department staff for their hard work with this concert series and other recreational activities.

Foro Cueva said he moved to Norco on Detroit Avenue nearly three years ago. Mr. Cueva expressed concern that no street improvements have been made during that time. He said he also has made requests for decomposed granite for the trails in front of his home but there has been a lack of response from the City. Mr. Cueva also expressed his frustration with Waste Management using his street to stage multiple trash dumpsters on trash day. Mr. Cueva called out to residents for support to clean up the streets and take pride in the community.

**5. PUBLIC HEARINGS:**

- A. **Ordinance No. 1002, First Reading.** Zone Code Amendment 2016-01: A proposal initiated by DeKruyf Family Trust to amend the text of Chapter 18.29 of the Norco Municipal Code entitled Commercial General (C-G) Zone to add car washes as a permitted ancillary use to a fuel service station. (Planning Director)

Director King indicated that the owner of the property where Norco Village Shopping Center is to be built (DeKruyf Family Trust) has requested a zone code amendment to add car washes as a permitted ancillary use to fuel service stations in the C-G zone. The use is currently not allowed and there is no entitlement mechanism to consider it for just one property by itself within the zone. Therefore, a zone code amendment is needed, which, if approved, would apply to all properties zoned C-G.

Mayor Pro Tem Newton suggested including the wording "attached car wash" to the Ordinance to avoid a free-standing use.

In response to Council Member Hoffman, Director King indicated that the residents adjacent to the project will not be impacted by the noise of the car wash as it will not exceed the levels contained in the Norco Municipal Code.

In response to Council Member Hanna, Director King noted that the car wash does not take away the ability for trucks and trailers to enter the shopping center.

**Mayor Bash opened the public hearing and asked for the appearance of those wishing to speak on this matter. With no one wishing to speak, Mayor Bash closed the public hearing.**

**M/S HANNA/NEWTON modify the language of the Ordinance to include the wording "attached car wash." The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**M/S NEWTON/BASH to adopt Ordinance No. 1002, for first reading and schedule the second reading for July 20, 2016. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- B. Ordinance No. 1003, First Reading.** Zone Code Amendment 2016-03: A proposal to amend the text of Chapter 18.38 of the Norco Municipal Code entitled "General Provisions, Off-Street Parking and Loading" to revise the required parking for hotels and motels. (Planning Director)

Director King reported that the City of Norco parking requirement for hotels and motels is higher than all jurisdictions in Western Riverside County. The proposed Zone Code Amendment will make the City requirements more consistent and enhance the City's ability to attract desirable hotel establishments.

Council Member Grundmeyer referenced the table in the staff report which notes one parking space per room and two spaces for the managers and asked why parking allotments for managers were not included for Norco. Director King indicated that when

Norco incorporated in 1964, it was typical to adopt Ordinances that were similar to the County Ordinance. Also, the City wants to attract hotels in which hotel employees and managers do not stay on site. Also in response to Council Member Grundmeyer, Director King stated that no parking issues are anticipated if hotels are at full capacity.

Council Member Hanna asked how the parking will affect hotel guests traveling with trailers. Director King said that hotels are asked to provide parking spaces that are face-to-face so that a driver may pull in on one end, park and proceed straight through the space to exit.

**Mayor Bash opened the public hearing and asked for the appearance of those wishing to speak on this matter. With no one wishing to speak, Mayor Bash closed the public hearing.**

**M/S BASH/HOFFMAN to adopt Ordinance No. 1003, for first reading and schedule the second reading for July 20, 2016. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- C. Public Hearing Confirming Costs for Spring Weed Abatement (Fire Battalion Chief)

Battalion Chief Scott Lane reported that the 2016 Spring Weed Abatement Report of Costs lists property owners whose vacant parcels were abated by the Fire Department's weed abatement contractor for the 2016 Spring Weed Abatement Program. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.

There was some discussion between Council Members about finding ways to have weed abatement done by some other service other than the Fire Department. A suggestion was made to increase fees; however, City Attorney Harper indicated that the City may only charge for the actual cost of the weed abatement. Battalion Chief Lane noted that property owners in violation are charged an administrative fee, which covers staff costs.

**Mayor Bash opened the public hearing and asked for the appearance of those wishing to speak on this matter. With no one wishing to speak, Mayor Bash closed the public hearing.**

**M/S HANNA/HOFFMAN to adopt Resolution No. 2016-46, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- D. **Ordinance No. 1004, First Reading, Code Change 2016-02:** Ordinance Amending Chapter 2.44 "General Municipal Elections" of the Norco Municipal Code by Establishing the Norco General Election Date as Being on Even Numbered Years Effective November, 2018. (City Attorney)

City Attorney Harper reported that Senate Bill 415, which becomes effective on January 1, 2018, prohibits political subdivisions from holding an election on a date other than the date of Statewide primary and general elections if holding an election on a non-current date has previously resulted in a significant decrease in voter turnout. The statute requires that the City take action to consolidate with the Statewide election prior to January 1, 2018, to be effective not later than the November 8, 2022 election. At the City Council meeting of May 18, 2016, the City Council directed staff to prepare for consideration an ordinance changing the election date to November in even numbered years, effective November, 2018.

In response to Council Member Hoffman, City Clerk Link stated that the cost of elections is not clearly known at this time but is anticipated to remain within the current cost range of \$35,000-\$45,000. The additional cost at this time is estimated at \$5,000-\$7,000 for notification to registered voters of the change of the election cycle.

**Mayor Bash opened the public hearing and asked for the appearance of those wishing to speak on this matter. With no one wishing to speak, Mayor Bash closed the public hearing.**

**M/S HANNA/HOFFMAN to adopt Ordinance No. 1004, for first reading and schedule the second reading for July 20, 2016. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Mayor Bash recessed the meeting at 8:27pm and reconvened at 8:40pm**

6. APPEAL HEARING:

- A. **Conditional Use Permit 2014-10/Variance 2014-05** (Swaminarayan Gurukul-USA/Patolia): A request to appeal the Planning Commission's denial 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. (Planning Director)

Director King reported that the request for Conditional Use Permit (CUP) 2014-10 and associated Variance 2014-05 were denied by the Planning Commission on April 13, 2016, but that decision has been appealed by the applicant to the City Council. The applicant is requesting a consideration for approval of the project. If the City Council concurs with the Planning Commission to deny the project, the applicant is then requesting that the project

be denied without prejudice. A straight denial requires the applicant to wait a year to re-apply. To deny without prejudice, allows the applicant to submit redesigned plans to the Planning Commission without having to wait a year.

Director King noted that one of the concerns of the Planning Commission, and the need for the variance, is that the domes and the arch exceed the 35-foot maximum height provision, the design did not reflect western architecture, the amount of grading and retaining walls needed for the project, and parking concerns. The Planning Commission determined that these issues were too much to overcome. Director King added that based on some of the Commission's concerns, the applicant has provided a revised conceptual design that places the project under the 35-foot provision, and therefore, a variance would not be needed. Mr. King also added that a neighborhood meeting was held June 14 to address concerns about what residents would see from their properties, hence the applicant provided line of sight renderings.

In response to Mayor Pro Tem Newton, Director King stated that the applicant was firm on the design of the project until the Planning Commission denied the project, at which time the applicant submitted a revised conceptual design. Mayor Pro Tem Newton commented on parking research for a general meeting area with no fixed seats. In the Norco Municipal Code Section 18.38, it states that when there are no fixed seats, to assume 18 inches per individual. Mayor Pro Tem Newton asked if this was taken into consideration for the assembly room. Director King stated that there are two big open rooms – a sanctuary and a multipurpose room – and the applicant has stated that there will be no seating in the sanctuary. Staff used the next closest similar use, which is Open Gymnasium for Public Gathering and in that situation the parking requirement is one space for every 35 square feet.

Mayor Pro Tem Newton referenced the site plan and expressed concerns about drainage in the upper quadrant of the property on the site plan. Mr. Newton said that if the detention basin fills, it will drain to adjoining properties. Director Blais indicated that there is an allowance to have drainage from an improved site flow off the property and cross drain to an adjoining property. He stated that staff would have to review this further to determine how to effectively allow the water to drain through the properties with the least amount of impact. Mr. Newton referenced the underground storage facility to accept storm water. If that overfills then it is to be connected to the storm drain. He suggested that connecting to the storm drain be a condition of approval. There was also some discussion about the sewer line. The sewer line would connect to Norco Drive. Director Blais noted that the ultimate design for that area is a full-width, 60-foot-wide street. Mayor Pro Tem Newton suggested that a condition of approval be that the applicant make improvements for a full-width street with curb and gutter related to all the street work necessary for the water and sewer improvements.

Council Member Hoffman commented on the retention wall near the water tank and asked if it will affect stability of the water tank. Director Blais said he would have to review further before making a determination. Council Member Hoffman also commented on the line of sight and asked how it would affect the historic value of the Norconian Hotel. Director King stated that the impact of the visibility is hard to quantify. Council Member Hoffman suggested that Historic Resources Consultant Bill Wilkman be consulted on this matter.

Council Member Grundmeyer expressed concern that the City Council received a conceptual design that the Planning Commission was not given the opportunity to review. She commented on the review process and that it should be followed. Director King noted that the City Council has the option of considering the revised design or send it back to the Planning Commission for review.

Council Member Hanna expressed concerns about drainage and the amount of grading needed for the project.

Mayor Bash commented that staff has been working with the applicant for approximately two years. In response to some questions, Director King stated that the project is exempt from CEQA review. Mayor Bash commented on the historical value of the Norconian Hotel as well as the water tower, which is 50 years old. Mayor Bash said that the Norconian Hotel view is something to be respected.

**Mayor Bash opened the public hearing and asked for the appearance of those wishing to speak on this matter.**

Sam Akbakpar, applicant, thanked the Council for the opportunity to present the project for consideration. Mr. Akbakpar said there was not much of an opportunity for dialogue at the Planning Commission level. The applicant said he is willing to make design changes which is evident with the conceptual design provided to Council. The revised design addresses some of the concerns raised by the Planning Commission – height and western architecture. The applicant said he is willing to make street, water and sewer improvements.

Manu Patolia, applicant, thanked for the opportunity to present. Mr. Patolia read a brief statement about the temple's background and history. He said he understands that residents are concerned and rightfully cautious. Mr. Patolia requested an open dialogue and is available for any questions.

Sandra Higgins questioned why the applicants chose this specific location. She said that Norco is a horse community and is concerned because the project does not fit. Ms. Higgins expressed her concerns about the residence at the church, as no other church in Norco is allowed to have a residence on the property. She also said she is opposed to the project because it is too large for the site and is concerned about drainage.

Holly Pennington said she lives across the street from Turning Point Church and concurred with the concerns noted by Ms. Higgins.

Amy Labeta commented that it is important for the City to maintain its culture. She thanked the applicant for the revised plans but asked why the property could not be kept as is – open space. Ms. Labeta said given the concerns mentioned, the applicant needs to find a more suitable location.

Andrew Brown said he is a long-time resident and has a good grasp of what Norco is and has been. He said he lives off of Norco Drive and that he would be directly impacted by the increased traffic. Mr. Brown expressed his concern that the claim is that it is a church and cultural center, yet the project has gated fences.

Robert Brown expressed concerns about traffic. Mr. Brown said he attended the Planning Commission meeting and there was plenty of time given for dialogue; instead the applicant was not flexible. Mr. Brown also said that 100 parking stalls for the project is not sufficient.

Alyson Brown said she opposes project. She said she moved to Norco to escape city life. Mrs. Brown said Norco is unique for its open space and said that the view of the Norconian should be considered.

Linda Dixon said she attended the Planning Commission meeting and disagrees with the applicant; the Planning Commission over-extended themselves to help the applicant and tried to find ways to make the project work. Ms. Dixon said that the project has so much to overcome and that it does not comply with City codes and standards. Ms. Dixon indicated that she has spent many years donating her time to preserve and protect the Norconian Hotel and that the City should be careful as to what is developed in the vicinity. She encouraged the Council to uphold the Planning Commission action or send it back to the Planning Commission for reconsideration.

Pat Overstreet said that the applicant needs to find a more appropriate location for the project of this size. Ms. Overstreet also commented that the Planning Commission did their due diligence.

Bill Naylor said that he attended the Planning Commission meeting and the Commission was willing to help. He recommended that the Council deny the project.

Dave Vadodaria said that this center will bond the communities and enhance and promote Norco culture.

Brett and Savannah Mangrolia thanked the City Council for the opportunity to present the project. They said that the project will enhance the community. They said that the hurdles facing the project can be overcome. Mr. and Mrs. Mangrolia said they were available for questions and have open doors for residents wanting to learn more.

Ashok Patel said he is associated with the church and that the main objective is a commitment to serve the community. Mr. Patel said that this project would add value to the City.

Daniella Segovia said she has been a resident since 1990 and moved here because of the equestrian lifestyle and culture. She questioned the need for an environmental impact report and expressed her concerns about water runoff. Ms. Segovia said that the roads are in need of major repair and that the roads cannot support the amount of traffic that will result from this project. Ms. Segovia commented on the need to maintain Norco and asked Council Members to weigh their decision heavily on what their constituents want.

Karen Leonard said she attended the Planning Commission meeting and the applicants were not willing to compromise. Ms. Leonard suggested that the Council deny the project or send it back to the Planning Commission.

Melissa Woodward expressed concerns about the water tower as it could be a safety issue. She said the traffic is not fair to the residents and businesses in the area. Ms. Woodward asked the Council to deny the project.

Sam Akbarpar, applicant, responded to some of the concerns raised. He said that there was no criticism on his part of the Planning Commission; instead he is asked for the opportunity to work it out. He wants to work with the City to find resolution to the issues about the water tower, traffic, and other issues brought up. Mr. Akbarpar said that he wouldn't have accepted the job of engineering the project if he felt it wasn't safe.

There was some discussion between Council and staff regarding the onsite residence and the commercial kitchen. Director King said from a land use perspective and the Norco Municipal Code, there is a provision for onsite residences for churches. Director Petree stated that the State Health Department would be charged with the inspection and approval of the commercial kitchen.

Mayor Pro Tem Newton commented that he looked at the overall site, considering the site constraints and costs, and asked why the applicant chose this site for the project. In response, Mr. Akbarpar indicated that the organization looked at many sites and chose Norco for its open space, the view from the site, and that there aren't many neighbors adjacent to the site. Mr. Newton added that as he was traveling on Interstate 15 near Limonite Avenue when he noticed what the visual impact would be. He said the project would be well screened from an up close view, but from a distance the project would be highly visible.

Council Member Hanna read a portion of Norco Municipal Code 18.41.02, Intent and Purpose, "It is hereby found and declared that the City of Norco lies in a natural setting of rural, scenic and historical beauty; that this rural environment generates a strong characteristic for development of Norco as a new equestrian focal point in Southern California..." Mr. Hanna said that for decades he has seen much development or proposed development that has tried to change this lifestyle. Mr. Hanna said he has fought to protect the lifestyle and stated that the project does not fit the community and opposes the project.

Mayor Bash reiterated a comment made by the applicant that the dome on the temple is essential so that it may be visible for many miles and that it does not have any significant religious meaning. The applicant said there is nothing in the architecture that has any significant religious meaning. Mayor Bash commented that it is not just about the western architecture but open space and the historical value of the Norconian Hotel. The Norconian Hotel, which has a Spanish colonial style, has been an influence for the last 85 years, including an influence in architecture with surrounding properties. Mayor Bash he recommends upholding the Planning Commission action.

Mr. Akbarpar thanked the Council for their time and input and reiterated his willingness to further work with Council on solutions.

**Mayor Bash closed the public hearing.**

Council Member Hoffman noted that he served on the Planning Commission with Commission Member Philip Jaffarian and maintains a high level of respect for his expertise and vision. Mr. Hoffman noted that Mr. Jaffarian also serves on the Architectural Review Committee and lends suggestions and visions that others do not see or consider. Council Member Hoffman read the minutes of the Planning Commission meeting, particularly comments made by Commission Member Jaffarian in which he states that the project is not the right size and shape for the site and cannot be accepted as presented. Council Member Hoffman suggested sending the project back to the Planning Commission.

Mayor Pro Tem Newton provided findings to support his motion. The first finding is that the requested Conditional Use Permit will adversely affect the general welfare of the persons residing or working in the neighborhood. The second finding is that the requested use will adversely affect the adjoining land uses. The third finding is that the size and shape of the site proposed for the use is not adequate to allow for full development of the proposed use in a manner that is not detrimental to that particular area.

**M/S NEWTON/BASH to uphold the Planning Commission's action to deny Conditional Use Permit 2014-10 and Variance 2014-65. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:**

City Manager Okoro introduced Arturo (Art) Garcia, a graduate of University of California Riverside as a Management Intern assigned to the City of Norco from WRCOG under their Executive Fellows Program. Mr. Garcia will provide up to 960 hours of service to the City of Norco through March 2017. Mr. Okoro added that Mr. Garcia's salary and benefits will be fully paid by WRCOG.

Council Member Hoffman requested the need to improve enforcement on illegal fireworks and suggested collaborative efforts with the County of Riverside. Council Member Hoffman requested to agendaize this issue.

**M/S HOFFMAN/BASH to agendaize reviewing options to improve education and enforcement related to the use of illegal fireworks in the City. The motion was carried by the following roll call vote:**

**AYES: BASH, GRUNDMEYER, HANNA, HOFFMAN, NEWTON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**ADJOURNMENT**

Mayor Bash adjourned the meeting at 11:05 p.m.