

For further information on an agenda item, please contact the City
at 12363 Limonite Ave. Suite 910, Eastvale, CA 91752

AGENDA
REGULAR MEETING OF THE EASTVALE
PLANNING COMMISSION
Wednesday, September 18, 2013
6:00 P.M.

Rose Parks Elementary School, 13830 Whispering Hills Dr, Eastvale, CA 92880

1. **CALL TO ORDER:** 6:00 p.m.
2. **ROLL CALL/PLEDGE OF ALLEGIANCE:**

Planning Commissioners: Daryl Charlson
Joe Tessari
Karen Patel
Vice-Chairperson: Fred Valentine
Chairperson: William Link

3. **ADDITIONS/DELETIONS TO THE AGENDA:**
4. **PRESENTATIONS/ANNOUNCEMENTS:**

At this time, the Planning Commission may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

4.1 Presentation by the Eastvale Community Foundation.

5. **PUBLIC COMMENT/CITIZEN PARTICIPATION:**

*This is the time when any member of the public may bring a matter to the attention of the Public Safety Commission that is within the jurisdiction of the Commission. The Ralph M. Brown act limits the Commission's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form", available at the side table. The completed form is to be submitted to the Assistant City Clerk prior to being heard. **Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.***

6. **CONSENT CALENDAR:**

*Consent Calendar items are normally enacted in one motion. Commissioners may remove a Consent Calendar item for separate action. **Public comment is limited to two (2) minutes each with a maximum of (6) minutes.***

- 6.1 **Minutes – August 21, 2013 Regular Planning Commission Meeting.**

Recommendation: Approve the minutes from the August 21, 2013 Planning Commission Meeting.

7. NEW BUSINESS ITEMS:

7.1 Consider a recommendation to the City Council to update or revise the City's regulations regarding garage and yard sales.

Recommendation: Staff recommends that the Commission review the City's existing garage/yard sale regulations and, if appropriate, direct staff to forward a recommendation to the City Council to initiate an amendment to the Municipal Code regulating Garage/yard sales.

7.2 Citywide Entryway Master Plan.

Recommendation: Staff recommends that the Planning Commission recommend a design for future entry monuments to the City Council. The design selected by the City council will be included in an Entryway Master Plan, which will guide the construction of entry signs at various locations in Eastvale.

8. COMMISSION COMMUNICATIONS:

(Committee Reports, Agenda Items, Meeting Requests and Review etc.)

This is an opportunity for the Commission Members to report on their activities, to bring a matter to the attention of the full Commission and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. NO ACTION CAN BE TAKEN AT THIS TIME.

9. CITY STAFF REPORT:

10. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

POSTING STATEMENT:

I, Ariel M. Hall, Assistant City Clerk or my designee hereby certify that a true and correct, accurate copy of the foregoing agenda was posted on September 12, 2013, seventy-two (72) hours prior to the meeting per Government Code 54954.2.

12363 Limonite Ave. Suite 910, Eastvale, CA 91752

Rosa Parks Elementary School 13830 Whispering Hills Drive

Eastvale Library, Roosevelt High School, 7447 Scholar Way

City of Eastvale Website, www.eastvaleca.gov



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

1. CALL TO ORDER



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

2. *ROLL CALL/PLEDGE OF ALLEGIANCE*



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

3. *ADDITIONS/DELETIONS TO THE AGENDA*



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

4. PRESENTATIONS/ANNOUNCEMENTS



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

5. *PUBLIC COMMENT/CITIZEN PARTICIPATION*

**MINUTES
REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday August 21, 2013
6:00 P.M.**

Rosa Parks Elementary School, 13830 Whispering Hills Drive, Eastvale, CA 92880

1. CALL TO ORDER

Chairman Link called the meeting to order at 6:00 p.m.

2. ROLL CALL/PLEDGE OF ALLEGIANCE:

Assistant City Clerk Hall called roll.

Commissioners present: Commissioners Charlson, Patel, Tessari, Vice-Chairman Valentine and Chairman Link.

Staff present: City Attorney Cavanaugh, Planning Director Norris, Assistant Planning Director Perring, Senior Planner Kith, Engineer Indrawan, Assistant Planner Aguilo and Assistant City Clerk Hall.

The Pledge of Allegiance was led by Vice-Chairman Valentine.

3. ADDITIONS/DELETIONS TO THE AGENDA

There were no additions to the agenda.

4. PRESENTATIONS/ANNOUNCEMENTS:

Planning Director Norris introduced Assistant Planning Director Cathy Perring and Assistant Planner Jeanie Aguilo.

5. PUBLIC COMMENT/CITIZEN PARTICIPATION:

There were no public comments.

6. CONSENT CALENDAR:

6.1 Approval of Minutes from July 17, 2013.

Motion: Moved by Valentine, seconded by Charlson.

Motion carried 5-0.

7. PUBLIC HEARING ITEMS:

- 7.1 **PROJECT NO. 13-0510** – Conditional Use Permit for on-site sales of beer and wine in a new restaurant (“Ponino’s Pizzarena”) in the Cloverdale Marketplace. An exemption pursuant to the California Environmental Quality Act has been prepared for the project (Kanika Kith – Senior Planner).

Recommendation: Staff recommends that the Planning Commission adopt the attached Resolution No. 13-05 approving an exemption pursuant to the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 13-0510, subject to conditions of approval.

Senior Planner Kith provided staff report and PowerPoint handout for this item.

Commissioner Tessari stated that he was pleased to see that the Eastvale Police Department had input on the Conditions of Approval.

There was discussion regarding Condition 8.

Vice-Chairperson Valentine inquired about the General Compliance items and if they could be listed as Conditions of Approval.

Assistant Planner Kith stated that General Compliance applies to all projects.

There was discussion regarding including General Compliance items 1, 3 and 4 as Conditions of Approval in case the permit needed to be revoked.

Staff would include the items in the Conditions of Approval.

The Public Hearing was opened at 6:08 p.m.

There being no comments, the Public Hearing was closed at 6:08 p.m.

Motion: Moved by Patel to accept staff recommendations.

There was discussion regarding adding the General Compliance items as Conditions of Approval.

Commissioner Patel amended her motion to include adding General Compliance items 1, 3 and 4 as Conditions of Approval.

Motion: Moved by Patel, seconded by Tessari to accept staff recommendations and include General Compliance items 1, 3 and 4 to the Conditions of Approval.

Motion carried 5-0.

- 7.2 **Temporary Events – An amendment to the Eastvale Zoning Code to revise the regulations for temporary events. A Categorical Exemption pursuant to CEQA will be prepared for the project (Eric Norris, Planning Director).**

Recommendation: Staff recommends that the Planning Commission review the proposed changes to the City’s temporary event regulations and make a recommendation of approval to the City Council.

Planning Director Norris provided staff report for this item.

There was discussion regarding garage sales and temporary structure permits.

There was additional detailed discussion regarding the reasoning behind banning temporary structures that the public was allowed to enter.

There was discussion regarding the timeframe for cleanup after the event. Staff would add a 7 day timeframe for clean up after events.

The Public Hearing was opened at 6:32 p.m.

Synthia Herrera, a resident, has provided written comments to the Planning Commission and spoke about how the proposed changes would affect her event.

There was discussion regarding the type of event that Ms. Herrera held.

Dickie Simmons, a resident, stated that the process seemed overwhelming at first, but that he understood the intent of the proposed changes. He asked that the Commissioners take into consideration the local non-profits that hold events in the City.

There being no further comments the Public Hearing was closed at 6:40 p.m.

Motion: Moved by Link, seconded by Charlson to approve the item with the additional definition of “Holidays” and a one week timeline for returning the site to its original condition.

Motion carried 3-0-2 with Valentine and Tessari voting no.

8. COMMISSION COMMUNICATIONS:

Commissioner Patel asked for an update on the Hamner Avenue and Citrus Avenue construction, and the Citrus Avenue and Sumner Avenue traffic.

Engineer Indrawan provided an update.

Vice-Chairman Valentine inquired about the bike lane in the area being discussed.

Engineer Indrawan provided an update on the status of the bike lane master plan request for proposals.

Commissioner Charlson inquired about the status of the equestrian park that the City of Norco was constructing.

Engineer Indrawan provided a brief update on the construction schedule for the project.

Chairman Link stated that there was an issue of cars being parked for sale in vacant lots in the City.

There was discussion regarding Code Enforcement and citations being issued.

Chairman Link asked that Garage Sales be placed on the next meeting agenda.

There was a brief discussion regarding signs in the right of way.

9. CITY STAFF REPORT:

There were no City Staff Reports.

10. ADJOURNMENT:

Motion: Moved by Patel, seconded by Valentine to adjourn the meeting at 6:51pm.

Motion carried 5-0.



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO UPDATE OR REVISE THE CITY'S REGULATIONS REGARDING GARAGE AND YARD SALES

RECOMMENDATION

Staff recommends that the Commission review the City's existing garage/yard sale regulations and, if appropriate, direct staff to forward a recommendation to the City Council to initiate an amendment to the Municipal Code regulating garage/yard sales

BACKGROUND

Garage and yard sales are an American tradition. The selling of a household's unneeded goods in an informal sale on the front yard, driveway, or garage stretches back at least as far as the 1950s and the growth of the suburbs.

In Eastvale, the garage/yard sale phenomenon is alive and well, with numerous sales taking place on weekends when the weather is nice.

Garage sales in Eastvale are regulated by the Municipal Code. Municipal Code Chapter 6.28 (attached to this report) sets forth the following general regulations:

- Definition of garage sales.
- A limit of three (3) garage sales per year.
- A limit of one (1) sign and the sign must be located at the site of the sale.
- Violation of these regulations is a misdemeanor with a fine of up to \$1,000 or six months in jail.

No permit is required for a garage or yard sale.

DISCUSSION

Garage sales in Eastvale in general do not cause large numbers of problems or complaints.



Perhaps the most significant cause for concern on the part of the City is the signs that are placed by homeowners in the public right of way to advertise their sales (photo above). This is a violation of the Municipal Code and Code Enforcement staff routinely spends time each Monday removing signs that have been placed over the weekend.

A very small number of complaints have been filed with the City about garage or yard sales taking place too often (more than three times per year). The City has not to date issued a citation for violation of the garage/yard sale regulations.

PLANNING COMMISSION DISCUSSION

As an advisory body, the Planning Commission is empowered to discuss issues of importance to the Commission and, if desired, recommend that the City Council initiate a process of changing or amending the City's zoning regulations.

This item has been placed on the Commission's agenda to provide a forum with regard to garage and yard sales. Staff will forward the results of tonight's discussion to the City Council, which will consider the Commission's recommendations.

Commission Chairman Link has provided suggested changes (attached to this report) that would limit garage sales (with some exceptions) to four (4) weekends per year.

FISCAL IMPACT

Garage and yard sales do not generate revenue for the City. Sales tax is not collected on the transactions at these sales, and the City does not collect a fee for a permit or license.

Should the City Council decide to direct staff to update the garage/yard sale regulations, the City would need to dedicate budget to cover the cost of writing the updated regulations and conducting public hearings. Without knowing the scope of the proposed changes, this amount cannot be accurately estimated.

ATTACHMENTS

1. Municipal Code Chapter 6.28
2. Letter from Commission Chairman Link

Prepared by: Eric Norris, Planning Director
Reviewed by: John Cavanaugh, City Attorney

ATTACHMENT 1

**EASTVALE MUNICIPAL CODE CHAPTER 6.28:
GARAGE SALES**

Sec. 6.28.010. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Garage sale means the sale, or offering for sale, of personal property in, at or upon any property used or occupied for residential purposes. The term “garage sale” includes, but is not limited to, any yard sale, home sale, patio sale or any other sale similarly conducted on any property used or occupied for residential purposes. (Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 6.28.020. – Unauthorized sales prohibited.

No person, firm, association or corporation shall sell, offer for sale, or assist in the sale of personal property to the general public at a garage sale except as permitted by this chapter.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 6.28.030. – Exemptions.

The provisions of this chapter shall not apply to the following:

- (1) Sales by charitable or religious organizations when the sale proceeds are used solely for charitable or religious purposes;
- (2) Sales conducted pursuant to process or order of any court;
- (3) Sales where the sale is not to be conducted on a designated date and the personal property offered for sale is not openly displayed to the public;
- (4) Sales otherwise expressly permitted by law.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 6.28.040. – Frequency and time of sales limited.

No person, firm, association or corporation shall conduct more than three garage sales during any period of 12 consecutive months, nor shall more than three garage sales be conducted upon any lot or parcel of land during any period of 12 consecutive months. No garage sale shall be conducted between the hours of 8:00 p.m. to 8:00 a.m. or be conducted for longer than three consecutive days.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 6.28.050. – Display.

All personal property offered for sale shall be arranged so that fire, police, health and other officials may have access for inspection at all times during the sale. Personal property offered for sale shall not be displayed or stored on adjoining public sidewalks, streets or rights-of-way.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 6.28.060. – Signs.

- (a) No sign advertising a garage sale shall be posted, erected or maintained except on the premises where such sale is to be held. No more than one unlighted sign advertising a garage sale may be posted, erected or maintained on the premises where such sale is to be held; provided, however, that no such sign may be posted, erected or maintained on the public right-of-way. Any such sign posted, erected or maintained on the public right-of-way may be immediately and without notice removed by the city or designee. The city or designee may thereafter bill the responsible party for the reasonable costs of such removal.
- (b) No sign posted, erected or maintained as provided for in this section shall exceed four square feet in area. No such sign shall be maintained for a period of more than five days immediately preceding the lawful commencement of the garage sale. Each such sign shall be removed at or before the close of the last day on which the garage sale may be lawfully conducted.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 6.28.070. – Violation; penalty.

Any person, firm, association or corporation violating any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not exceeding \$1,000.00 or by imprisonment in the county jail for a term not exceeding six months, or by both such fine and imprisonment.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

ATTACHMENT 2

LETTER FROM COMMISSION CHAIR WILLIAM LINK (SUGGESTED CHANGES TO GARAGE/YARD SALE REGULATIONS)

Garage Sales

The community is abuzz with garage sales discussions—some are for, some are against. Presently there is a regulation in place that allows three garage sales per year per household. Unfortunately there is no way to successfully enforce this regulation.

Some of the garage sales are actually commercial enterprises. These individuals are purchasing merchandise either from a wholesale distributor or from other discounted entities. This is extremely unfair to our business owners who are in direct competition on some of these items. The business owner in Eastvale has purchased a business license and insurance, and pays taxes and rent. Commercial garage sales have none of this overhead and therefore have an unfair advantage over legitimate businesses in the city.

In addition, the traffic hazards and general nuisance of recurring garage sales happening continuously on certain streets is not acceptable.

I would propose that the regulation be changed to allow everyone in the city to have four garage sales a year, all on the same dates. This would simplify enforcement, as any garage sale not on a designated date would not be in compliance. This would for the most part eliminate the unsightly garage sale signs which seem to find a way onto streetlight poles and street signs but for some reason can't find a way off of them. I would propose the second Saturday in each of the following months: January, April, July, and November.

There are circumstances such as estate sales and moving sales which should be allowed at any given time. These sales would require a permit. In order to qualify, the applicant would need to produce a death certificate or escrow instructions. Each of these would be limited to three days.



City of Eastvale Planning Commission Meeting Agenda Staff Report

MEETING DATE: SEPTEMBER 18, 2013

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: CITYWIDE ENTRYWAY MASTER PLAN

RECOMMENDATION

Staff recommends that the Planning Commission recommend a design for future entry monuments to the City Council. The design selected by the City Council will be included in an Entryway Master Plan, which will guide the construction of entry signs at various locations in Eastvale.

BACKGROUND

The creation of clearly identifiable entries into a community—“entry statements” or “entry monuments”—is an important part of the creation of local identity and civic pride. The importance of this issue is reflected in the following goal, policy, and action item from the Design Chapter of the Eastvale General Plan:

Goal DE-3: Promote the use of public art and entryway treatments into the city and its neighborhoods.

Policy DE-10: Entryways to the city should provide a clear sense of arrival and the tone for the overall design quality in Eastvale. The entry points shall be identified by the use of landscaping, trees, and/or architectural elements.

Action DE-10.1: Create and implement an Entryway Master Plan to identify the location of entry points, the design of entry statements, and their phasing and financing. The Entryway Master Plan should focus on major transportation corridors.

The proposed designs and map addressed in this report will help the City fulfill its goal of improved community identity.

DISCUSSION

Proposed Designs

Shown below are designs for four types of entry monuments that reflect two themes. The themes differ, but are both intended to provide a clean, modern appearance reminiscent of the newly constructed Community Center. To provide flexibility in placing signs at the entries in to the city, several types of entry designs are provided:

- A “Major” entry statement, which would be located to the side of the roadway, either in the parkway or at an intersection.
- A “Secondary” entry statement, similar in design and placement, but smaller and intended to be used in locations with less vehicle traffic.
- A “Median” entry, designed to be placed in the roadway median. This entry type will be used where space is not available for a typical Major or Minor entry.
- A “Wall-Mounted” design, which can be placed on existing perimeter walls at some of the entries into the city.

The map of potential locations shows where each type would be located; at some entries, several types are shown to provide flexibility in siting and building the signs.

The following concepts reflect municipal style entry signage that is long-lasting and low maintenance. All concepts incorporate the City’s “E” logo and are inspired by elements at the new community center with respect to lettering, form, materials and style. The signs are designed to be used in various locations (key intersection corners, medians, neighborhood perimeter walls) and establish a hierarchy of Major, minor and median entries based on traffic volumes and exposure as well as site sizing constraints. All concepts were developed to minimize maintenance and graffiti.

Thumbnails of the proposed designs are shown below. Full-sized versions are included in Attachment A to this report.

Entry Concept Group 1:



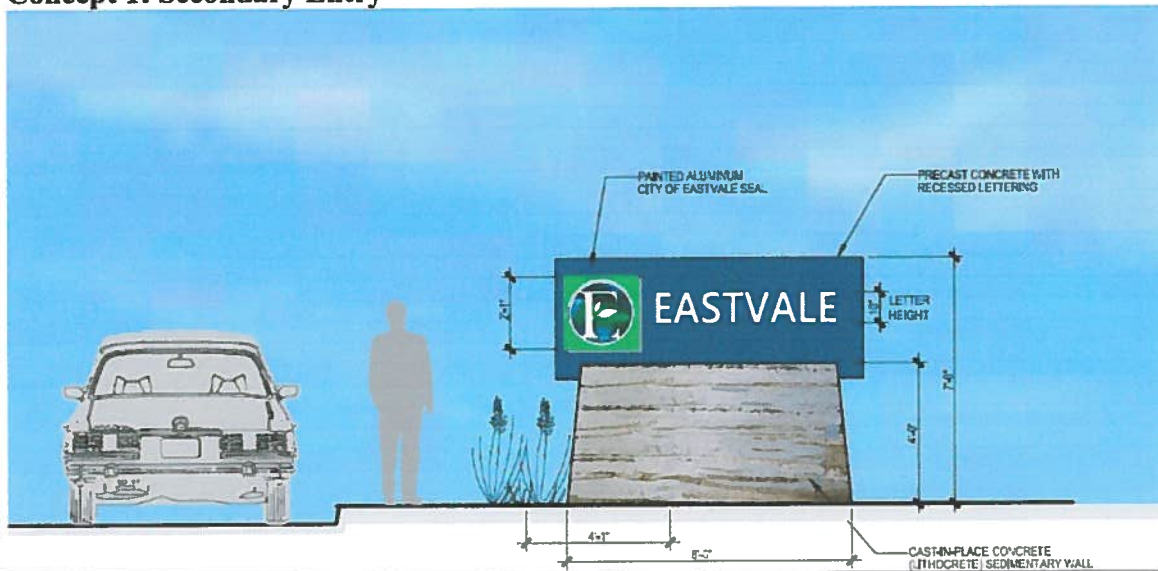
Concept 1 is established to show a more formal style of signage typically reflected in municipal gateways, incorporating the city colors as used in the City logo. The forms are simple and geometric. Concept 1 contains more simple in concept with substantial massing in general and has heavier materials which will result in somewhat higher cost, however the level of maintenance on the materials used will be lower.

The wall-mounted option show in this concept would also be appropriate for use with the Group 2 signs.

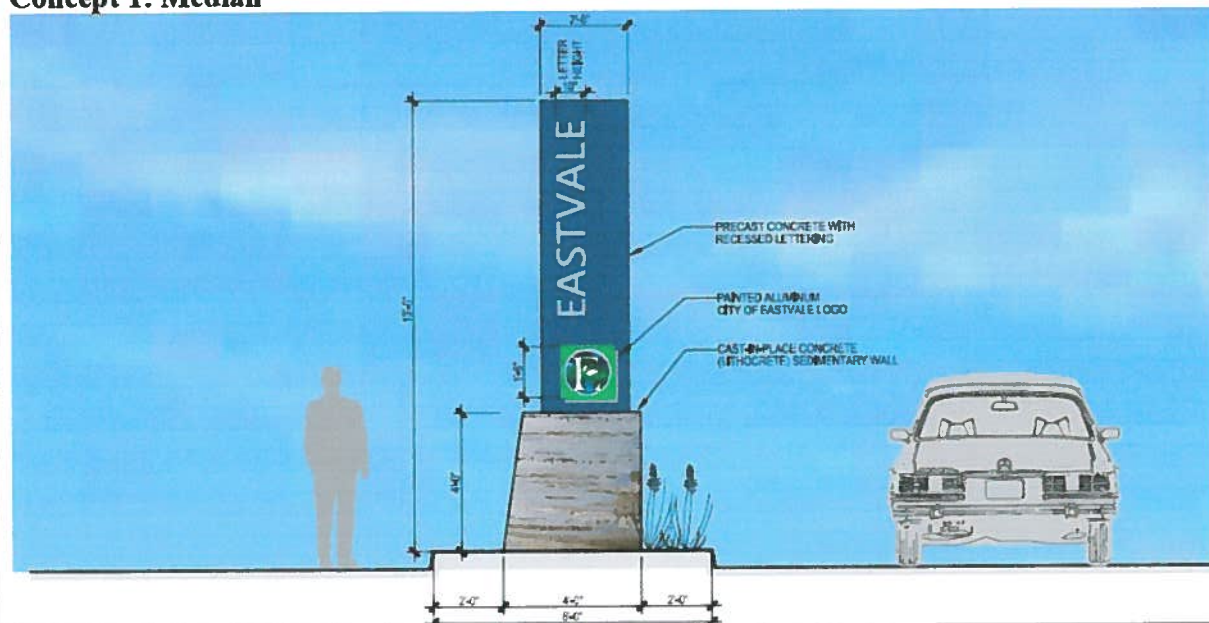
Concept 1: Primary Entry



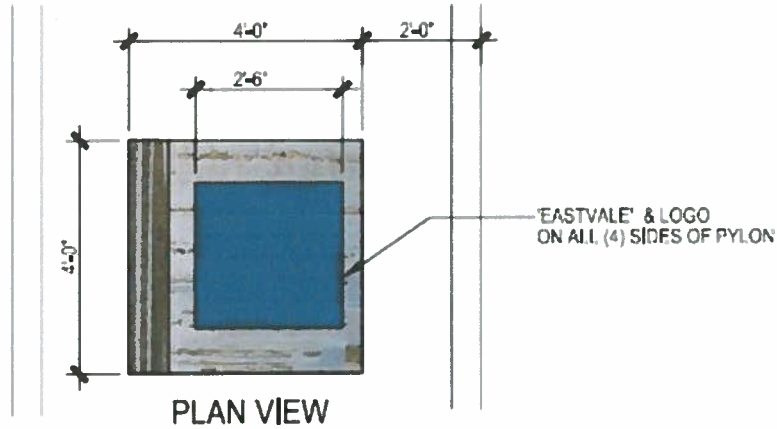
Concept 1: Secondary Entry



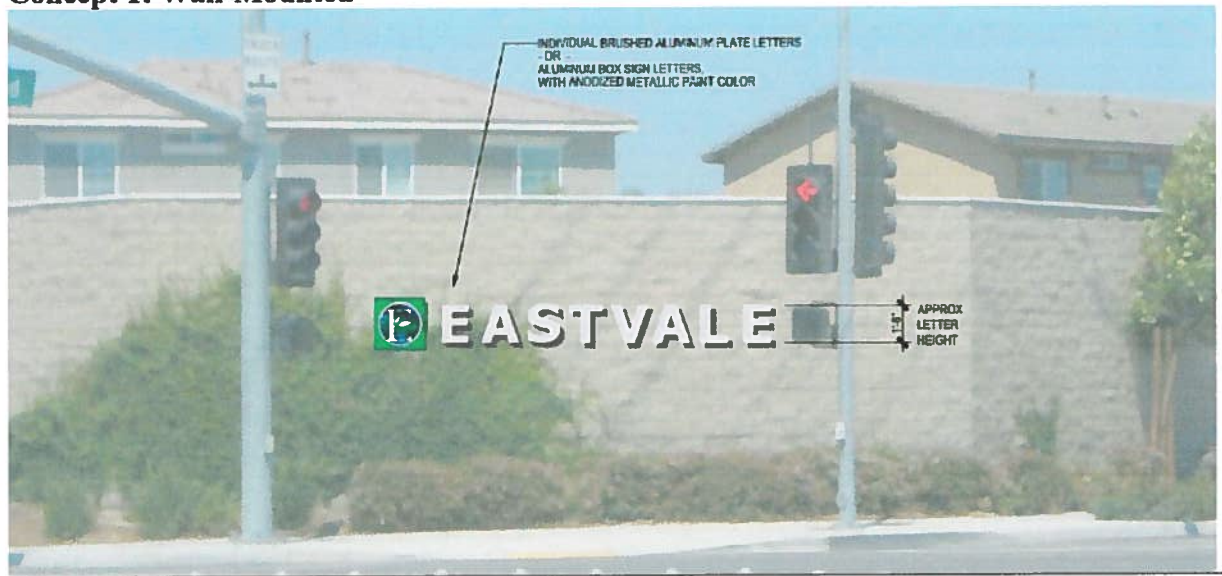
Concept 1: Median



Concept 1: Median (Top View)



Concept 1: Wall-Mounted



Entry Concept Group 2:

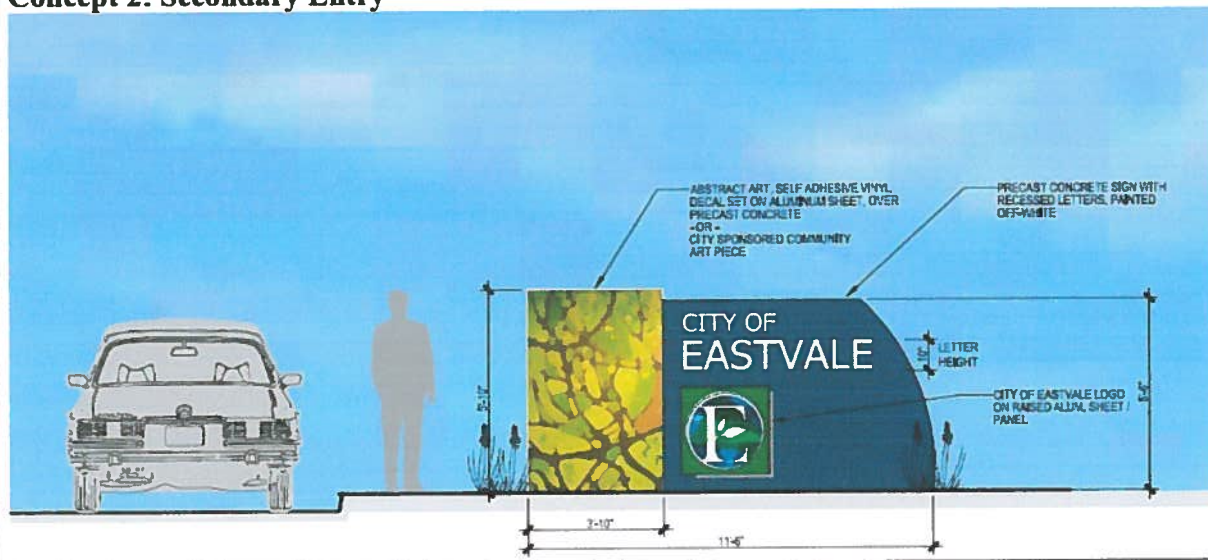
Concept 2 demonstrates more of a departure from the formal and includes more artistry, organic forms, and interpretation. The concept includes an abstract decal that wraps the base form and can creatively be interchanged with printed graphics of historic Eastvale imagery, local artist work, or the graphic shown that is inspired by the City Logo. Alternatively, the base could be a commissioned City art piece that can be fitted to accommodate the upper municipal signage piece. This option will require replacement of decals over time, but would not require replacement of a City-commissioned art piece if the alternative was selected instead.



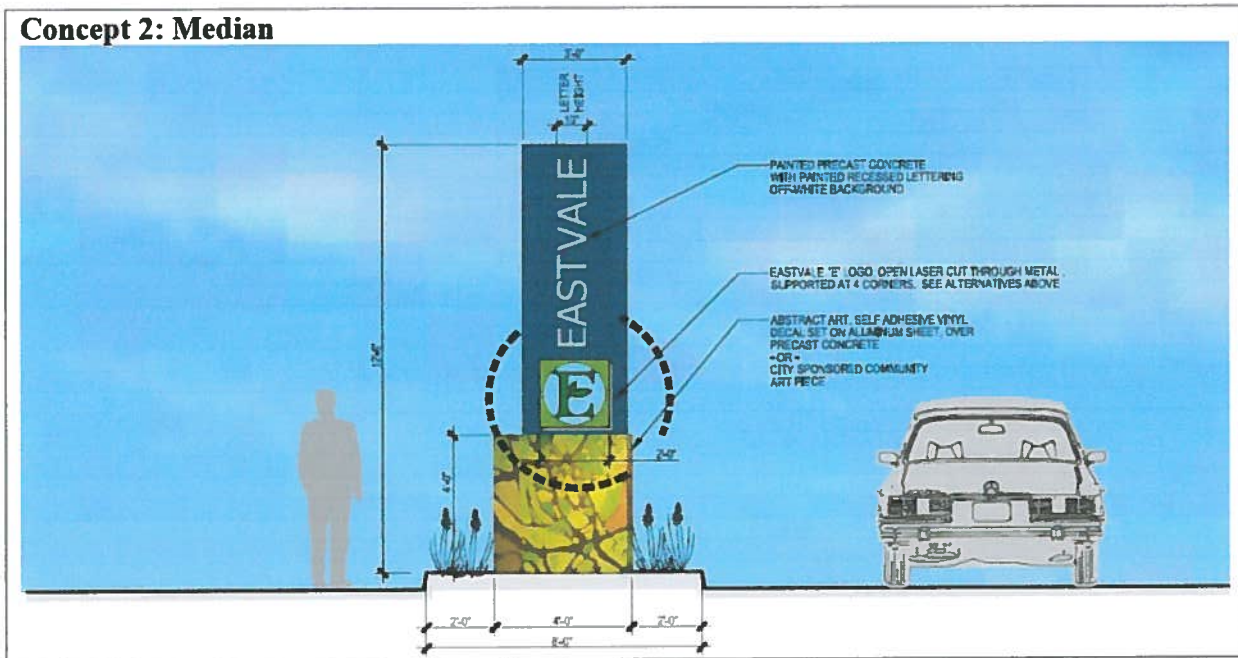
Concept 2: Primary Entry



Concept 2: Secondary Entry

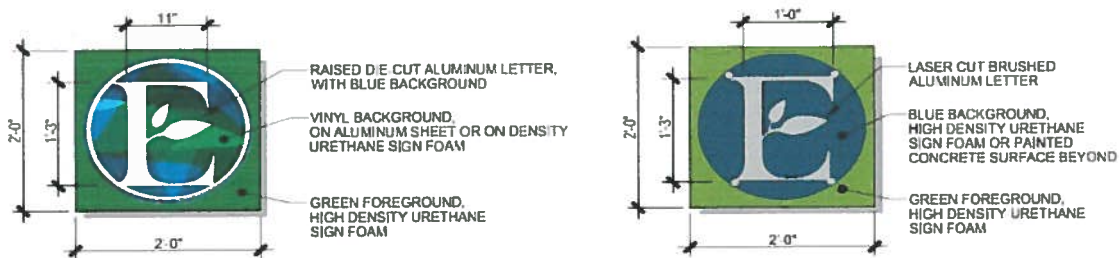


Concept 2: Median



Logo Alternatives

All of the sign designs include a City Logo. Two alternatives have been developed for the logo: a full-color design, and a die-cut metal:

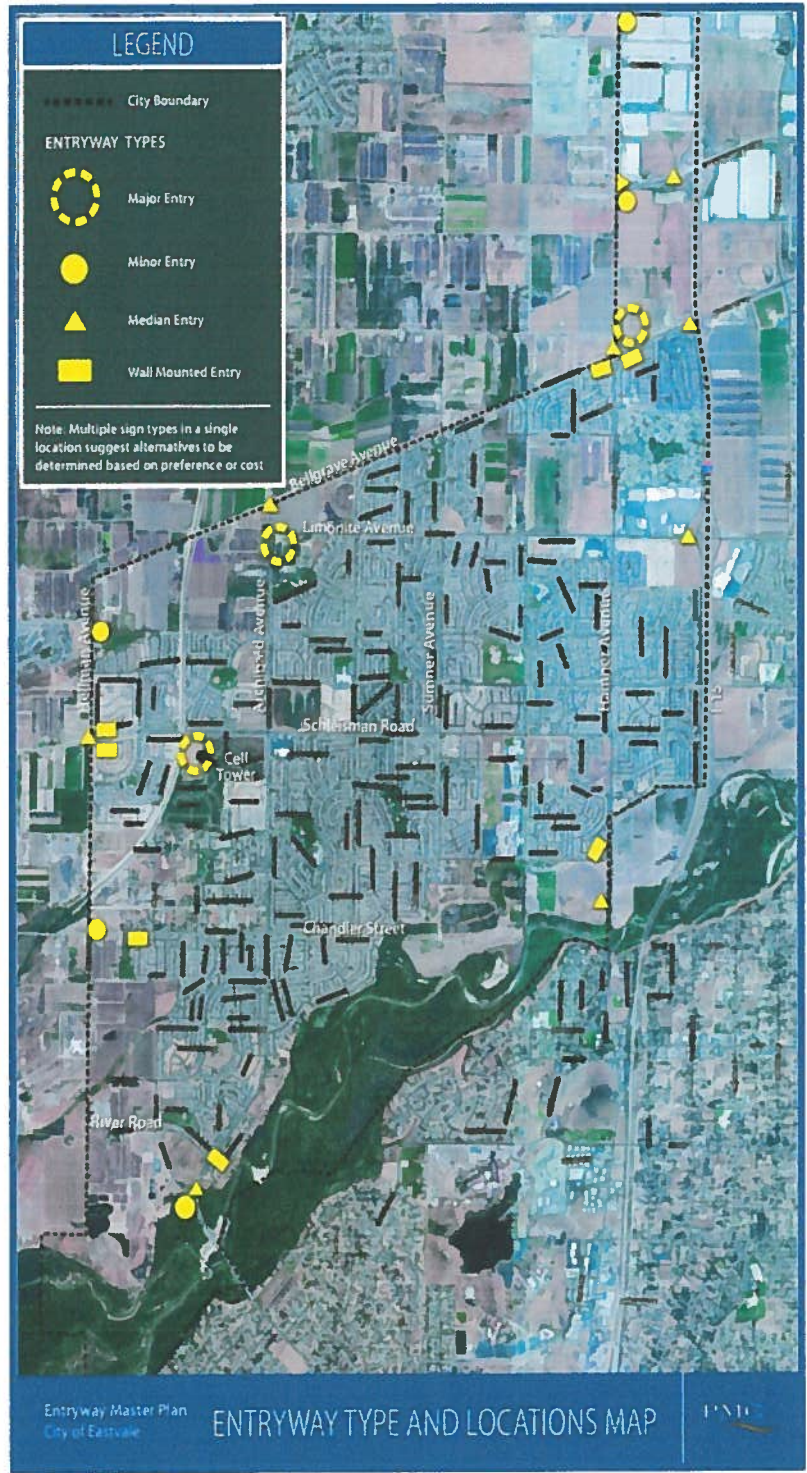


The metal version will likely cost more than the full-color version, and would be somewhat more susceptible to vandalism.

Sign Locations

The map below shows the locations (about 15 in total) at which staff proposes to place signs. The map shows multiple signs in some locations, primarily to provide flexibility in the type and location of the signs.

The locations were selected to place signs where they will be most visible, on major roadways and other “gateway” locations.



Project Cost

Staff is currently working with several sign companies to produce cost estimates for the various sign types. Very preliminary estimates are in the range of \$20-30,000 for the largest signs.

Once a design is selected by the City Council, the City can seek competitive bids for the signs; based on the results of the bids, the final designs may be adjusted to fit within budget constraints.

This could be accomplished by selecting different (less expensive) materials, reducing the size of the signs, or changing the final design slightly.

Entry Master Plan Implementation

The construction of the entries can occur in several ways. Entries will likely be built one at a time as funding allows or development occurs.

- The Eastvale Community Foundation has pledged to raise funds to construct entry monuments
- Development that takes place at the locations of proposed entry monuments can be required to include the entries in the public infrastructure they build (roads, water/sewer, landscaping, etc.)
- The City can budget funds to construct entries
- Other private groups can sponsor the construction of entries

At this time, the City does not have funding specifically earmarked for the construction of the entry monuments.

Recommendation to the City Council:

Staff is requesting that the Planning Commission recommend a preferred design to the City Council. This recommendation could be one of the concepts shown in this report, a combination of the two, or an entirely new design (this last option would require additional time to produce, and possibly a follow-up meeting with the Commission).

The Commission's recommendation will be forwarded to the City Council, at which time a completed Entry Master Plan based on the recommended design will also be presented. The Entry Master Plan can be adopted by the City Council, at which time construction of the monuments can begin.

Environmental Review:

An environmental document will be prepared for the Council's consideration of the Entry Master Plan. At this time, staff anticipates being able to find that the Master Plan will not have any significant environmental impacts.

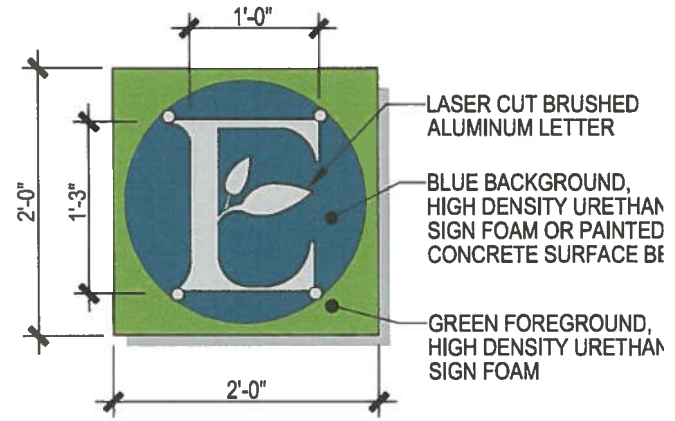
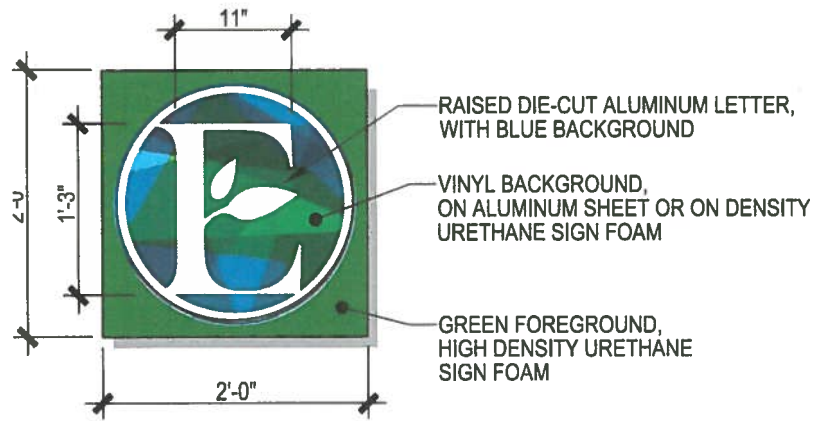
ATTACHMENT:

- 1) Entry Monument Concepts and Map

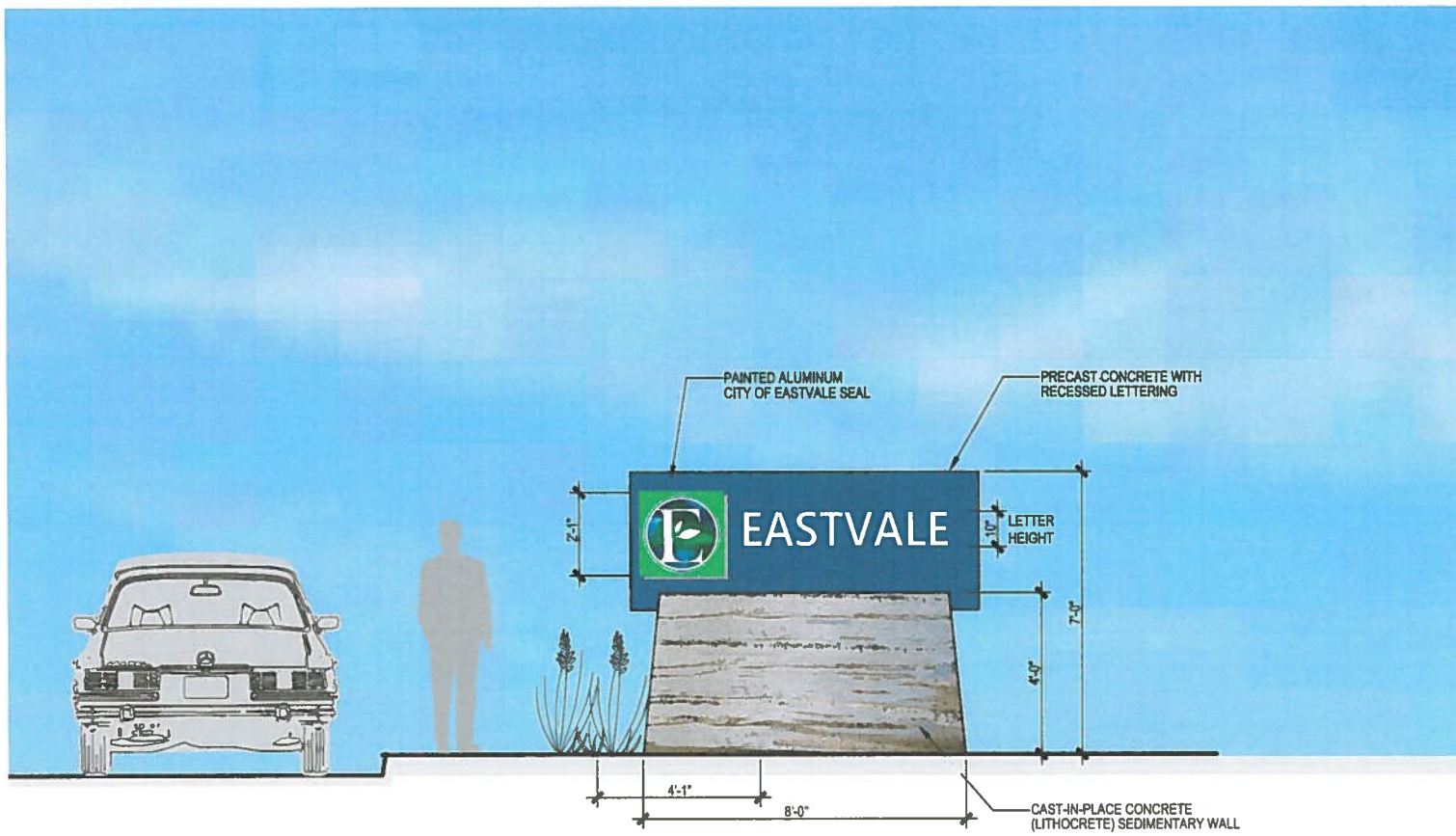
Prepared by: Eric Norris, Planning Director
Reviewed by: John Cavanaugh, City Attorney

ATTACHMENT 1:

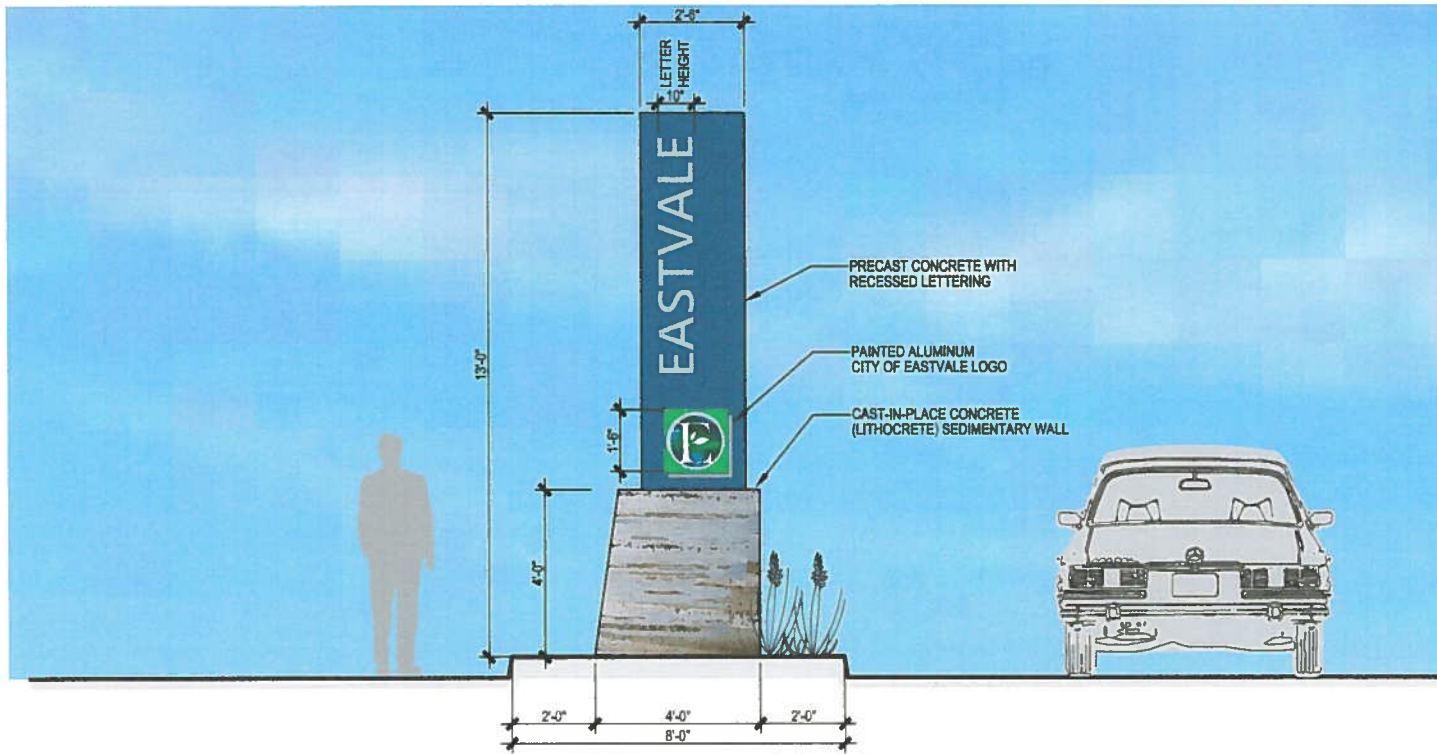
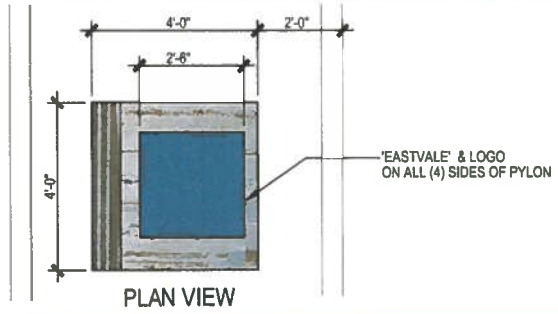
SIGN CONCEPTS



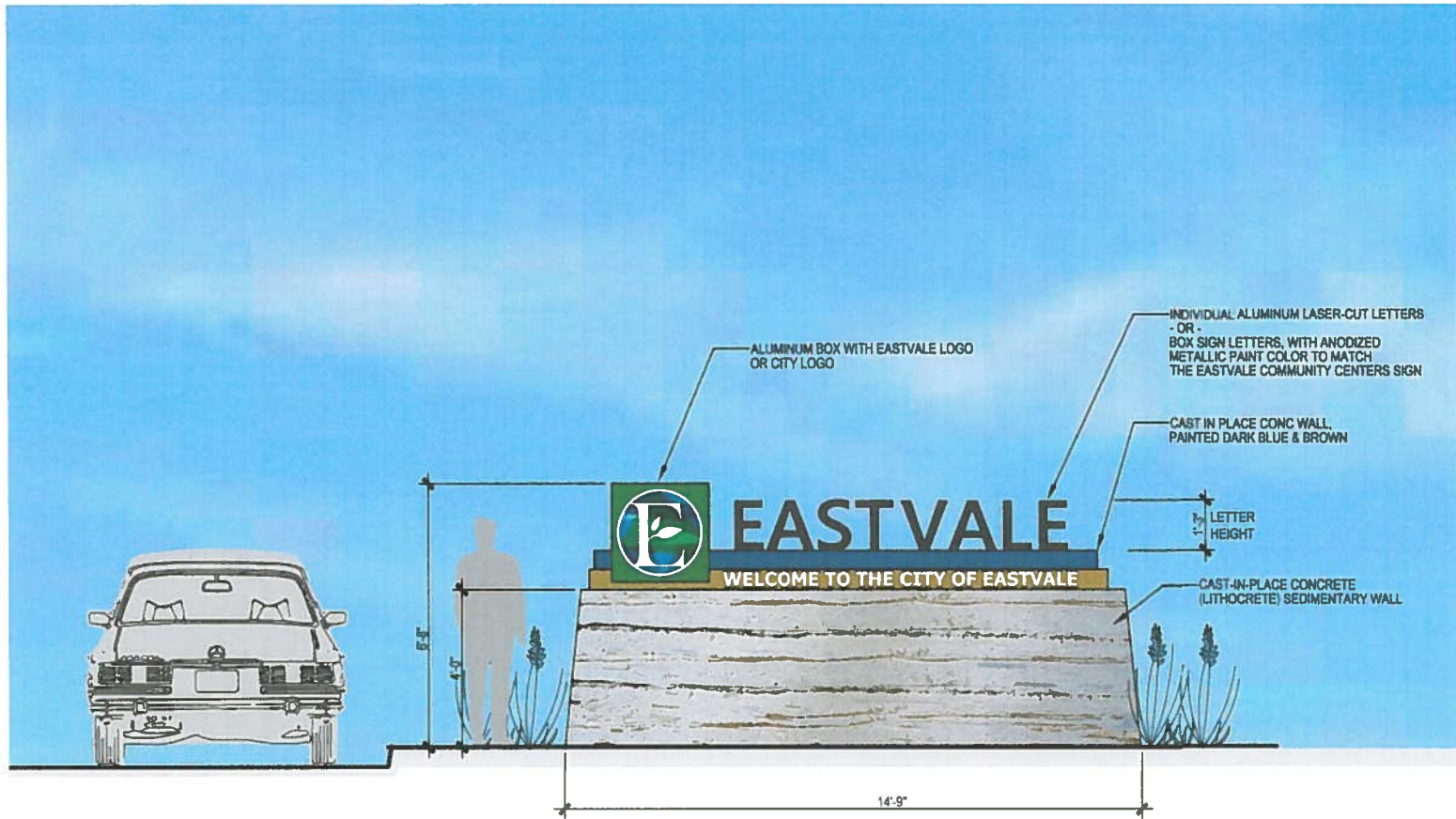
City Logo Alternatives -
 Either alternative can be used on the following concepts



Concept 1-B: Secondary Entry Monument
 Scale: 3/8" = 1"



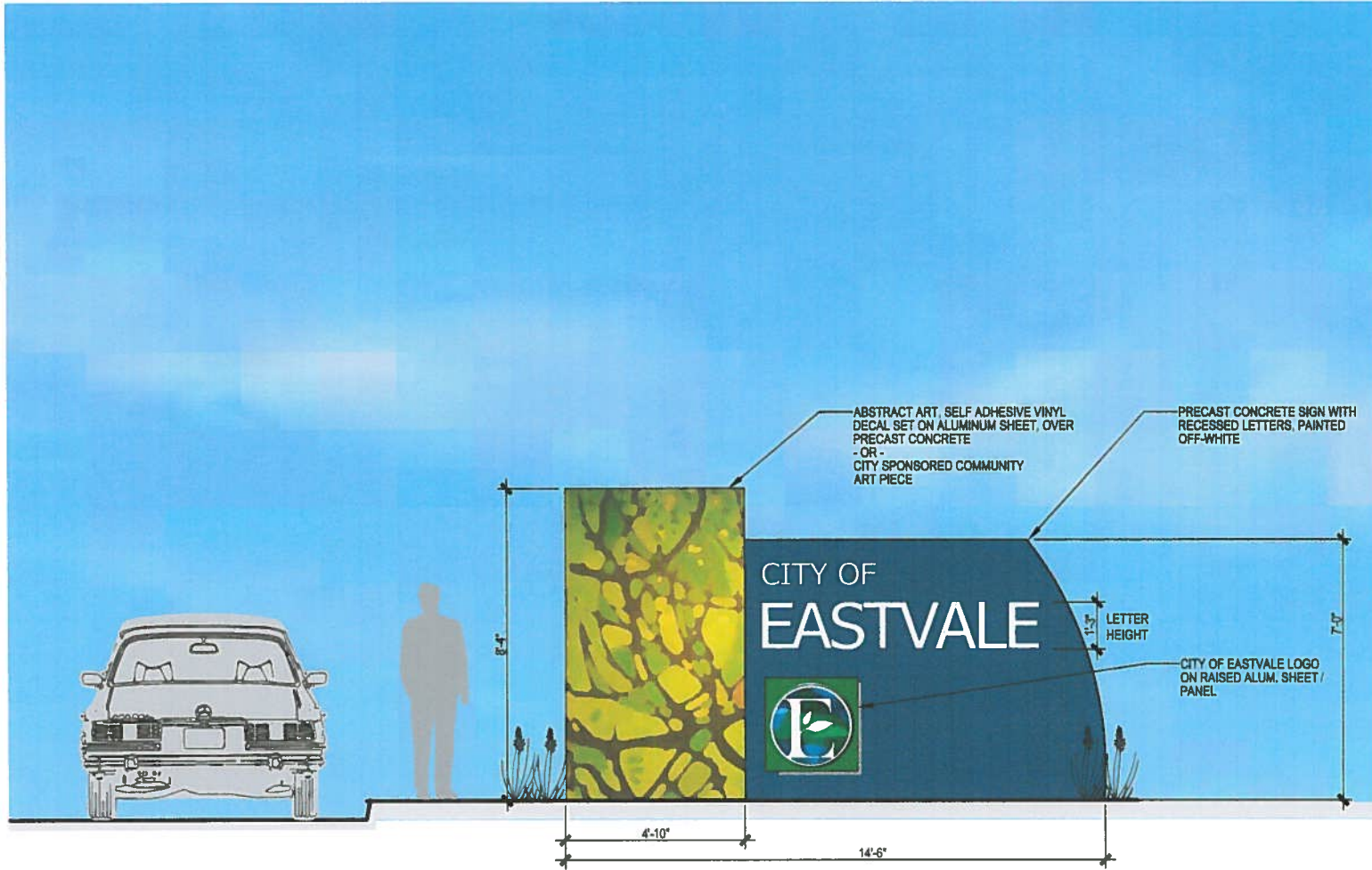
Concept 1-C: Median Entry Monument
Scale: 3/8" = 1"



Concept 1-D: Primary Entry Monument
 Scale: 3/8" = 1"



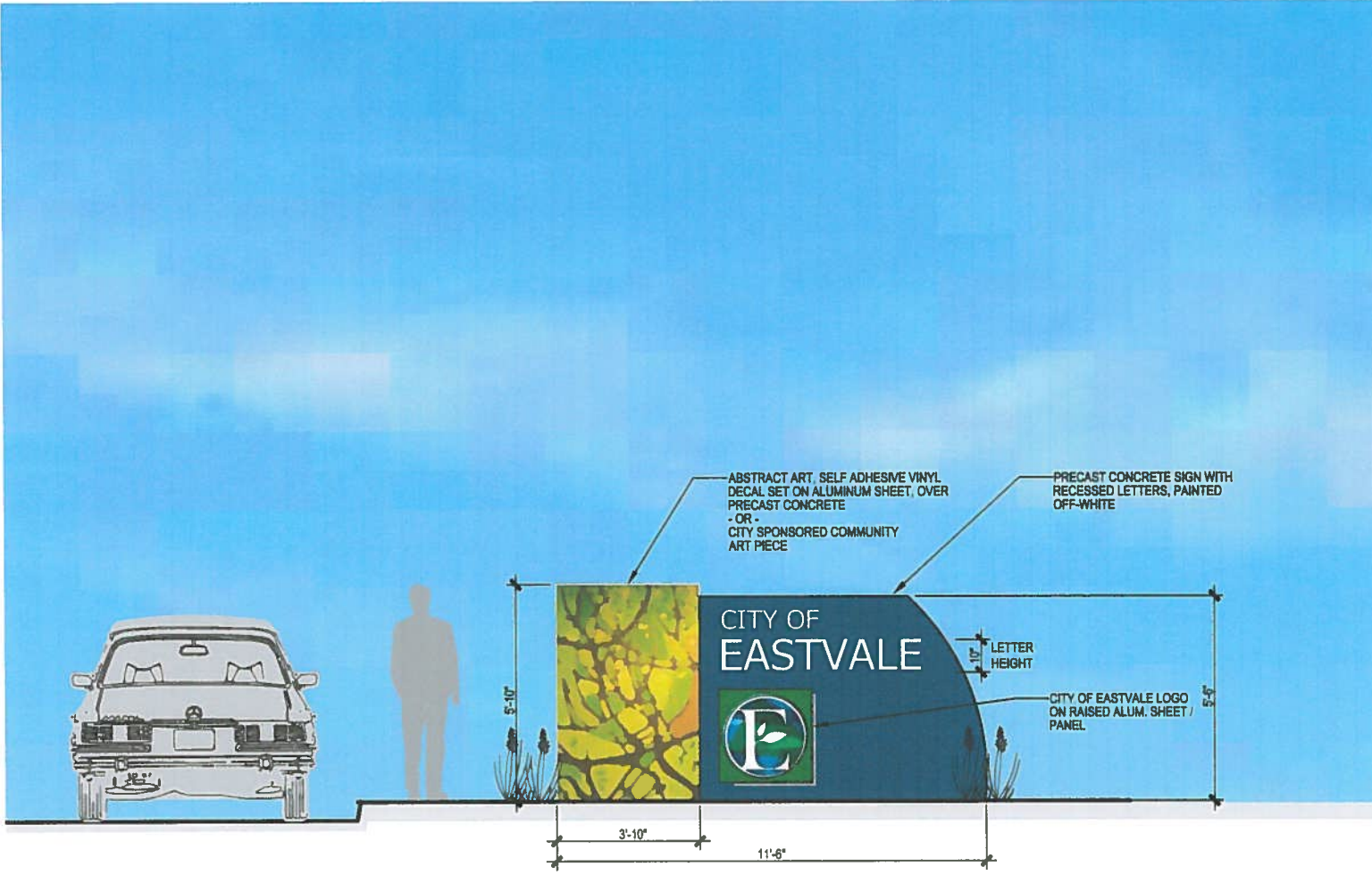
Concept 1-D Photosimulation
Perspective Not To Scale



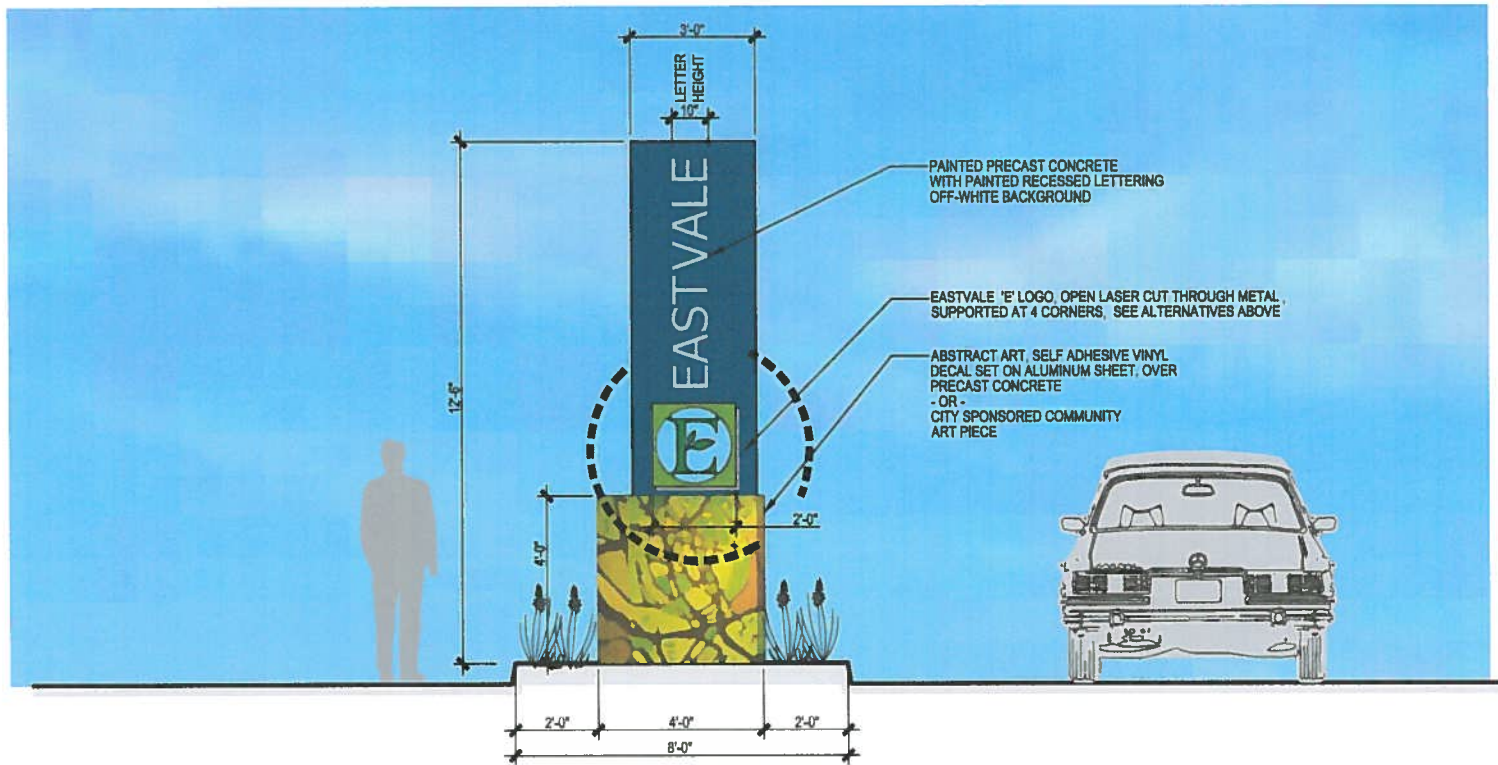
Concept 2-A: Primary Entry Monument
Scale: 3/8" = 1"



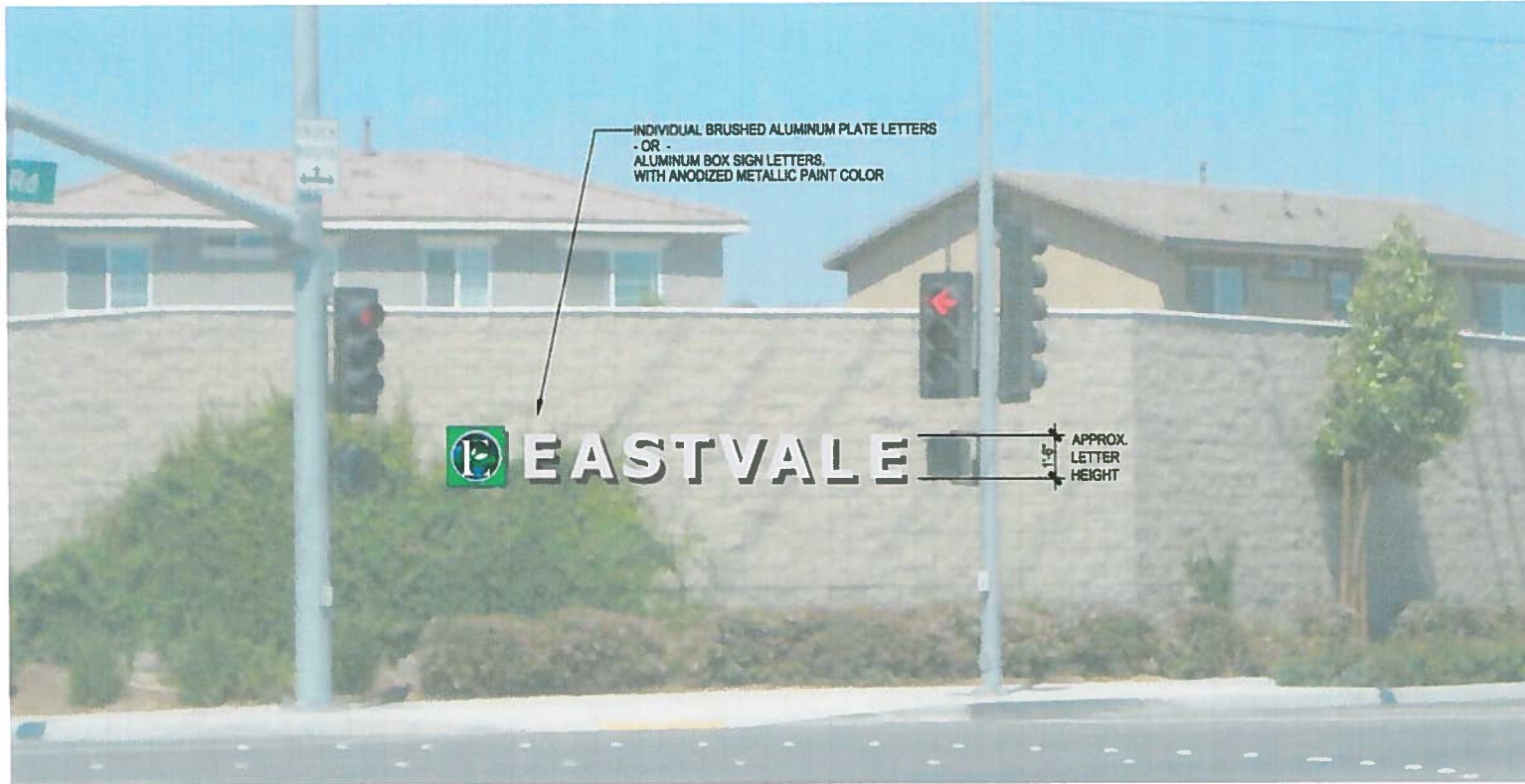
Concept 2-A Photosimulation
Perspective Not To Scale



Concept 2-B: Secondary Entry Monument
 Scale: 3/8" = 1"



Concept 2-C: Median Entry Monument
Scale: 3/8" = 1"



Concept 3-B
Scale: 3/8" = 1"

Eastvale Entryway Master Plan

Signage Comments associated with 9-6-13 Progress Prints

General Comments:

- Virtually all surfaces proposed (concrete, metal, painted surfaces or stone) can accept a graffiti coating, which allows spray paint to be easily removed
- All signs have potential for including lighting

Concept 1-B

- Cost of Lithocrete base wall is relatively expensive. Approximately the same cost as stone veneer base.
- Recessed concrete letters very common, however if too narrow can be difficult to see clearly at night.

Concept 1-C

- Height of sign may require special engineering above and beyond that typically provided by standard sign company. Footing may be larger, deeper than major entry monument sign.

Concept 1-D

- Laser cut letter may be subject to vandalism if not thick. Avoid use of valuable metals to avoid scrap metal thieves.
- May be challenging to illuminate sign effectively at night depending on reflective quality and color tone of letters

Concept 2-A and 2-B

- This has potential to be very unique monument depending on how the 'art' piece is executed, however it is likely to be more costly than alternatives.
- Potential for stunning / eye catching experience with addition of night lighting

Concept 2-C

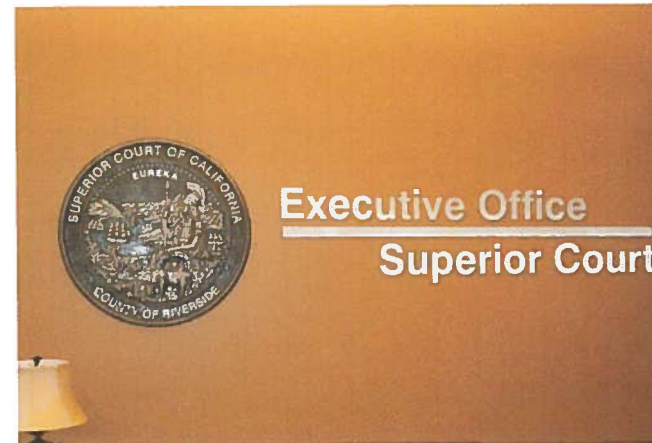
- Repeat of comments from above.
- Similar comments to concept 1-C
- Cut-out letter 'E' is unique and adds dimension

Concepts 3-B

- Individual letters can be difficult to read unless high contrast existing between letters and background.

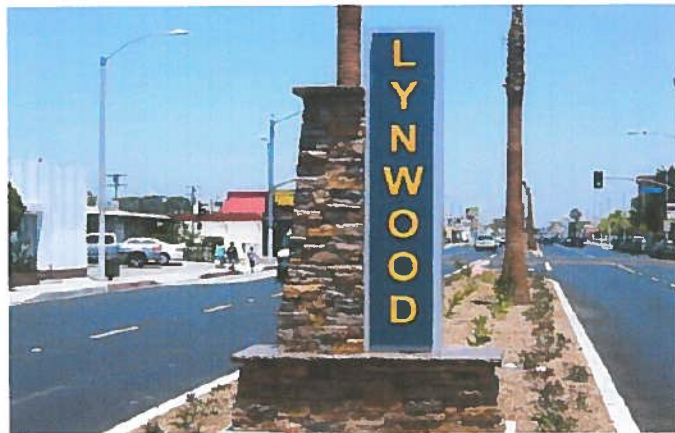
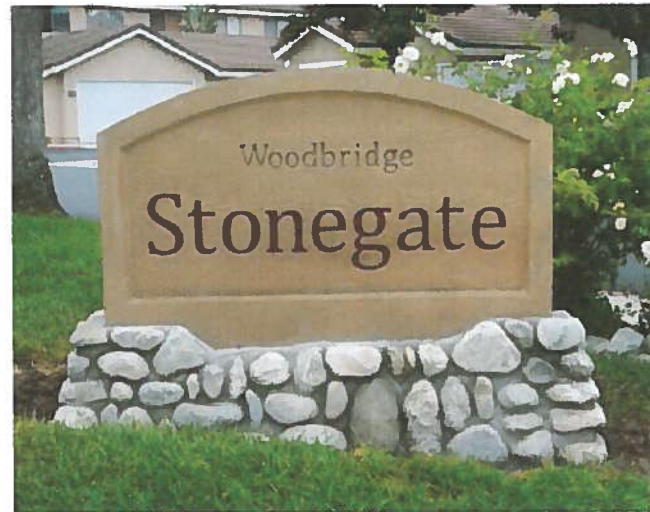
Sample Imagery of Built Signage with Similar Materials

Aluminum Lettering on Walls and as Stand Alone Channel Letters



Sample Imagery of Built Signage with Similar Materials

Concrete Textures, Painted Aluminum Cabinet, and Etched Logo or Seal





City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

8. *COMMISSION COMMUNICATIONS*



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: SEPTEMBER 18, 2013

9. *CITY STAFF REPORT*



City of Eastvale
Planning Commission Meeting Agenda
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10. ADJOURNMENT