

# Planning Commission



## Agenda Packet

May 21, 2014



# AGENDA



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

**AGENDA**  
**REGULAR MEETING OF THE**  
**EASTVALE PLANNING COMMISSION**  
**Wednesday, May 21, 2014**  
**6:00 p.m.**

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

1. **CALL TO ORDER:** 6:00 p.m.
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**  
  
Planning Commissioners: Daryl Charlson  
Larry Oblea  
Karen Patel  
Chairperson: Fred Valentine  
Vice Chairperson: Joe Tessari
3. **ADDITIONS/DELETIONS TO THE AGENDA**
4. **PRESENTATIONS/ANNOUNCEMENTS**

No presentation is planned.

5. **PUBLIC COMMENT/CITIZEN PARTICIPATION**

*This is the time when any member of the public may bring a matter to the attention of the Planning 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 Interim 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 Approval of minutes from March 19, 2014 Meeting

**7. PUBLIC HEARING ITEM**

- 7.1 **PROJECT NO. 14-0032** – Conditional Use Permit For on-site sale of beer and wine in a new restaurant (“Tio’s Mexican Restaurant”) in the Eastvale Gateway Center (Mark Corcoran, Assistant Planner)

**Recommendation:** Staff recommends that the Planning Commission adopt a Resolution approving an exemption pursuant to the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 14-0032 and approving Conditional Use Permit No. 14-0032, subject to conditions of approval.

**8. NEW BUSINESS ITEM**

- 8.1 **EASTVALE DESIGN STANDARDS AND GUIDELINES**

The proposed Eastvale Design Standards and Guidelines include a comprehensive set of design standards and guidelines that are based on current standards, guidelines, and policies from the City-adopted Residential Design Guidelines and the Design Chapter of the General Plan (Kanika Kith, Senior Planner)

**Recommendation:** Staff recommends that the Planning Commission recommend adoption of the proposed Eastvale Design Standards and Guidelines to the City Council, with any final edits the Commission feels are appropriate.

**9. COMMISSION COMMUNICATIONS**

*(Committee reports, agenda items, meeting requests and review, etc.)*

*This is an opportunity for the commissioners 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.*

**10. CITY STAFF REPORT**

**11. 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 forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## **POSTING STATEMENT**

I, Kanika Kith, Senior Planner, or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted on May 15, 2014, seventy-two (72) hours prior to the meeting per Government Code 54954.2.

12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Rosa Parks Elementary School, 13830 Whispering Hills Drive

Eastvale Library, Roosevelt High School, 7447 Cleveland Avenue

City of Eastvale website: [www.eastvaleca.gov](http://www.eastvaleca.gov)





**6.1 MINUTES**



***MINUTES***

**REGULAR MEETING OF  
THE PLANNING COMMISSION  
OF THE CITY OF EASTVALE  
Wednesday, March 19, 2014  
6:00 p.m.**

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

**1. *CALL TO ORDER***

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

**2. *ROLL CALL/PLEDGE OF ALLEGIANCE:***

Commissioners present: Commissioners Charlson, Oblea, Vice-Chairman Tessari, and Chairman Valentine

Commissioners absent: Commissioner Patel (arrived at 6:03 p.m.)

Staff present: City Attorney Cavanaugh, Planning Director Norris, Assistant Planning Director Perring, Planner Teague, Senior Engineer Indrawan, Police Deputy Cryder, and Assistant City Clerk Hall

Commissioner Oblea led the Pledge of Allegiance.

**3. *ADDITIONS/DELETIONS TO THE AGENDA:***

There were no additions/deletions to the agenda.

**4. *PRESENTATIONS/ANNOUNCEMENTS:***

4.1 Presentation by the Police Department on their review of development projects and the types of changes and/or conditions that the department might recommend.

Deputy Cryder provided a presentation regarding Police Department review of projects.

There was discussion regarding lighting, security, and camera requirements, with additional discussion regarding how police conditions were included in a project's conditions of approval.

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

There were no public comments/citizen participation.

6. ***CONSENT CALENDAR:***

6.1 **Approval of minutes from February 19, 2014, meeting.**

Commissioner Charlson asked for a correction to the motion on Item 3.

**Motion: Moved by Charlson, seconded by Tessari, to approve the minutes with revisions.**

**Motion carried 5–0 with Charlson, Oblea, Patel, Tessari, and Valentine voting aye.**

7. ***PUBLIC HEARING ITEMS:***

7.1 **PROJECT NO. 11-0271** – Environmental Impact Report, General Plan Amendment, Specific Plan, Tentative Parcel Map for subdivision of an approximately 200-acre area into five industrial parcels, one business park parcel, and one commercial parcel, and a Major Development Plan Review for development of approximately 122 acres of light industrial including four industrial/warehouse buildings. An Environmental Impact Report has been prepared pursuant to the California Environmental Quality Act for this project. (Cathy Perring, Assistant Planning Director) **Continued from February 19, 2014, meeting.**

Recommendation: Staff recommends that the Planning Commission forward a recommendation to the City Council to take the following actions:

1. Certify the Environmental Impact Report (EIR) pursuant to the California Environmental Act (CEQA) that designated Alternative 3 as the environmentally superior alternative.
2. Approve a General Plan Amendment to change the land use from High Density Residential to Light Industrial, Commercial Retail, and Business Park.
3. Rescind The Resort Specific Plan and adopt the Goodman Commerce Center Specific Plan, dated January 2014, which is consistent with the environmentally superior alternative in the EIR.
4. Approve Tentative Parcel Map No. 36487 for the subdivision of approximately 200 acres into five industrial parcels, one business park parcel, and one commercial parcel, subject to conditions of approval.

5. Approve Major Development Plan Review for the development of four new industrial/warehouse buildings totaling 2,853,654 square feet and associated improvements, subject to conditions of approval.

Assistant Planning Director Perring provided the staff report and PowerPoint presentation for the item.

Ward Mace, with Goodman Birtcher, presented a PowerPoint presentation with proposed changes to the project that had been made after the last Planning Commission meeting.

Brandon Birtcher, with Goodman Birtcher, reviewed the alternative options for the project. He went on the review potential tenants, logistics, career opportunities, modern shipping practices, and the aesthetic details of the project.

Lang Cottrell, with Goodman Birtcher, reviewed the retail/commercial portions of the proposed project. He stated that Goodman Birtcher would be aggressively marketing the project but could not build until they had tenants lined up. He went on to review the phasing of the project and reviewed the public improvements surrounding the project.

Brandon Birtcher discussed the time spent working with City staff to come up with the project that was before the Commission.

Assistant Planning Director Perring reviewed the options for making a recommendation to the City Council.

Planner Teague discussed the alternatives and related EIR concerns. He stated that depending on the action taken, staff would look at any potential significant effects on the EIR document.

The public hearing was opened at 6:57 p.m.

Mike Newell, a resident, stated that he was in opposition to the proposed project. He stated that the project was well thought out, aesthetically pleasing, and was good planning, but he was concerned about whether the project was the best use for the site. He added that if the project went forward, the hospital should be a requirement, not just an allowed use. He went on to discuss warehouse employment.

Todd Taylor, a resident, inquired how wide Hamner and Cantu-Galleano would be when they were built to their ultimate width. He stated that he was concerned with truck traffic on Hamner and Cantu-Galleano. He stated that he wanted to keep the city aesthetically pleasing. He went on to add that he appreciated that there was no retail on Bellegrave Avenue and that there was a planned jogging trail.

Mike Fowler, a commercial real estate broker, stated that he believed in the project, thought that there was a demand for warehousing in the market, and that the project was well designed.

Claudia Kunhardt, a resident, stated that she had concerns with truck traffic near Bellegrave. She felt that the noise would affect nearby home values. She added that the home builder had told her a school was going to be built on the site when she purchased her home.

Rania Hamdy, a resident, stated that she opposed the project. She added that residents near the project site were not able to enroll in the Corona-Norco Unified School District and were not part of the Jurupa Community Services District for parks and recreation, and the project was another insult to the residents in that area. She thought that the project was well designed, but not right for the City of Eastvale. She was concerned about the truck traffic in the area. She stated that Eastvale was a bedroom community, the surrounding area was going to be built into residential and retail, and the project site would be a good area for a lifestyle center.

Paul Castaneda, a resident and small-business owner, stated that he thought the project was a good thing. He stated that he would move his business back to Eastvale if the project was built. He added that he liked working with Birtcher at his current business location.

Randall Lewis, with the Lewis Group, stated that he thought the project would be good for the city. He added that there was a strong demand for this type of use and that the uses in the project would complement each other. He felt that the project did a good job of buffering between residential and industrial uses and that Goodman Birtcher had compromised with the City. He was in support of the project.

Discussion ensued regarding whether the Commissioners had ever lived near warehouses and whether the community could support new retail without affecting existing businesses.

There was discussion regarding the widening of Hamner Avenue and Cantu-Galleano Ranch Road, as well as the project's impact on Bellegrave Avenue.

The discussion continued on the subjects of property values, warehousing versus retail uses, and the project's plans for Bellegrave.

Mr. Taylor, a resident, suggested that no parking signs be posted along Bellegrave to prevent trucks from parking along the street near residential.

There was additional discussion regarding the previously planned school site and hospital use needs.

There being no further comments, the public hearing was closed at 7:32 p.m.

There was discussion regarding hotel tax in the city, LEED certification, the natural gas vehicle fueling station that was proposed, and Caltrans freeway ramps in the area. Discussion continued related to the locations of the various uses of the project and traffic control.

Commissioner Oblea was not in support of the project due to the size of the warehouses. He felt that the project needed more retail and business park use, and smaller warehouses if necessary.

There was discussion regarding the project's setbacks and landscaping.

There was discussion regarding the differences in the two fiscal impact studies that were presented. City Manager Jacobs was available to answer questions and explain the studies.

There was discussion regarding the generation of sales taxes in the city.

Vice-Chairman Tessari expressed concern about the idea of placing a hospital near distribution centers. He did not feel that there would be a problem supporting retail in the area.

There was discussion regarding the potential job count for the currently approved project and for the proposed project that was being considered.

Discussion ensued regarding the project being in a Redevelopment Area and how taxes would be allocated. Finance Director Shea was available for questions.

There was discussion regarding the noticing of the public hearing and any correspondence that was received.

The discussion continued on the subject of screening or a barrier between the retail and industrial sections of the project.

Commissioner Patel stated that she was in favor of the development and would like to concentrate these types of uses near the freeway and the western edge of the city, away from the middle of the city where residences, schools, and parks were located. She was pleased with the plan that placed business park on both sides of the industrial building fronting Hamner Avenue. She went on to state that the city needed office buildings and businesses that would create jobs for residents. She added that she would not want the current high-density housing project to be built there.

There was discussion regarding the action that could be taken by the Commission.

**Motion: Moved by Patel, seconded by Charlson, to recommend that the City Council: (1) Certify the EIR pursuant to CEQA that designated the proposed plan with business park use both north and south of the industrial building fronting Hamner Avenue subject to City staff reviewing and providing any**

major findings; (2) Approve a General Plan Amendment to change the land use from High Density Residential to Light Industrial, Commercial Retail, and Business Park; (3) Rescind The Resort Specific Plan and adopt the Goodman Commerce Center Specific Plan with the previously mentioned changes to include screening on the industrial side of “Street A” for Building A; (4) Approve Tentative Parcel Map No. 36487 with the previously mentioned changes; and (5) Approve Major Development Plan Review for the development of four new industrial/warehouse buildings and associated improvements with the previously mentioned changes.

**Motion carried 3–2 with Charlson, Patel, and Valentine voting aye and Oblea and Tessari voting no.**

Chairman Valentine announced that the project would go on for review and action by the City Council if anyone in the public wished to speak on the item further.

**8. COMMISSION COMMUNICATIONS:**

There was discussion regarding the wooden fence that was to be replaced at the New Day Church construction site.

Discussion continued regarding signs in the right-of-way on the weekend.

**9. CITY STAFF REPORT:**

No staff report was presented.

**10. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:29 p.m.



## 7.1 PROJECT NO. 14-0032





# City of Eastvale

## Planning Commission Meeting Agenda

### Staff Report

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**MEETING DATE: MAY 21, 2014**

**TO: PLANNING COMMISSION**

**FROM: MARK CORCORAN, ASSISTANT PLANNER**

**SUBJECT: PROJECT NO. 14-0032 – CONDITIONAL USE PERMIT FOR ON-SITE SALES OF BEER AND WINE IN A NEW RESTAURANT (“TIO’S MEXICAN RESTAURANT”) IN THE EASTVALE GATEWAY CENTER**

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### RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution No. 14-\_\_\_\_\_ approving an exemption pursuant to the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 14-0032 and approving Conditional Use Permit No. 14-0032, subject to conditions of approval.

### BACKGROUND

Tio’s Mexican Restaurant is a regional franchise dine-in restaurant that has four existing locations in the cities of Fontana, Riverside, and Rancho Cucamonga (two locations). The Eastvale location of Tio’s will be in the Eastvale Gateway Shopping Center located at 12571 Limonite Avenue. Specifically, Tio’s will be located within the food court section of the Eastvale Gateway Center in suites 210 and 220. An aerial photo of the project site is shown in **Figure 1**.

### DISCUSSION

#### Project Description

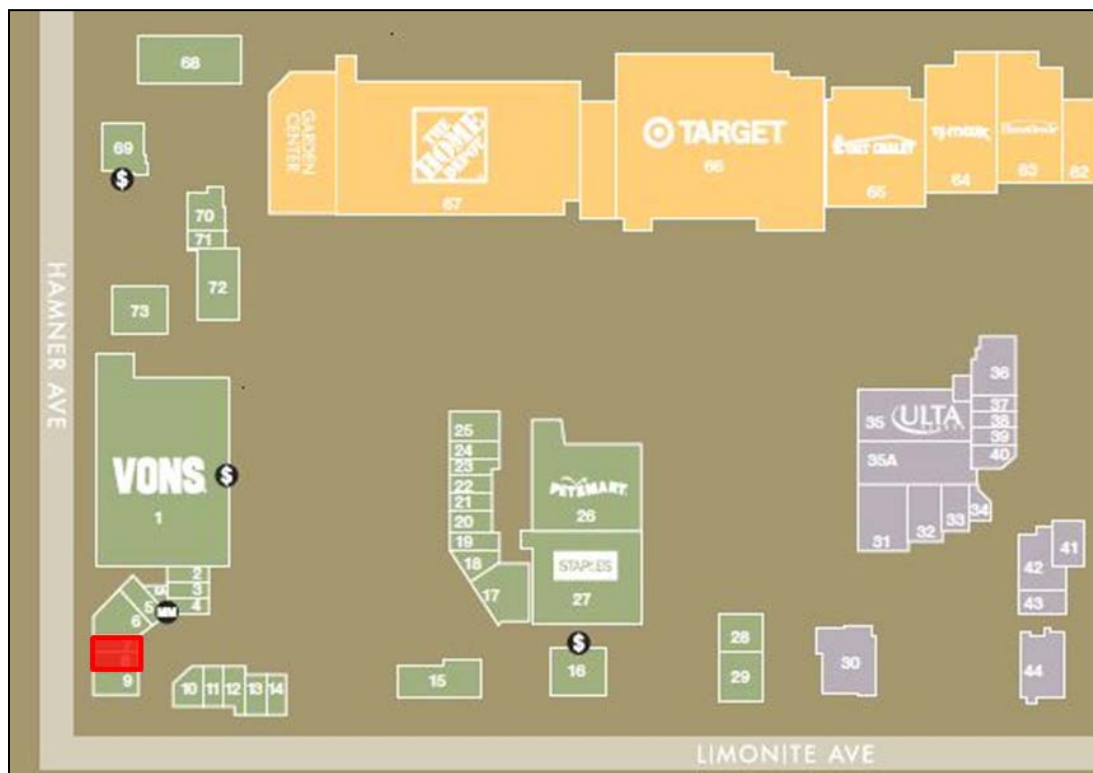
Tio’s Mexican Restaurant is seeking to obtain a Type 41 Beer and Wine Alcohol License from the California Department of Alcoholic Beverage Control (ABC) to allow for the sale of beer and wine (no mixed drinks or distilled spirits) for on-site consumption at 12571 Limonite Avenue. The restaurant is proposed to operate Monday through Friday from 10:00 a.m. to 9:00 p.m. and from 9:00 a.m. to 9:00 p.m. on Saturday and Sunday.

The restaurant will occupy suites 210 and 220 in the food court at the southwest corner of the Eastvale Gateway Center (**Figure 2**). Seating will be provided for approximately 80 to 84 patrons (**Figure 3**). The applicant’s proposed statement of operation is included as **Attachment 4**.

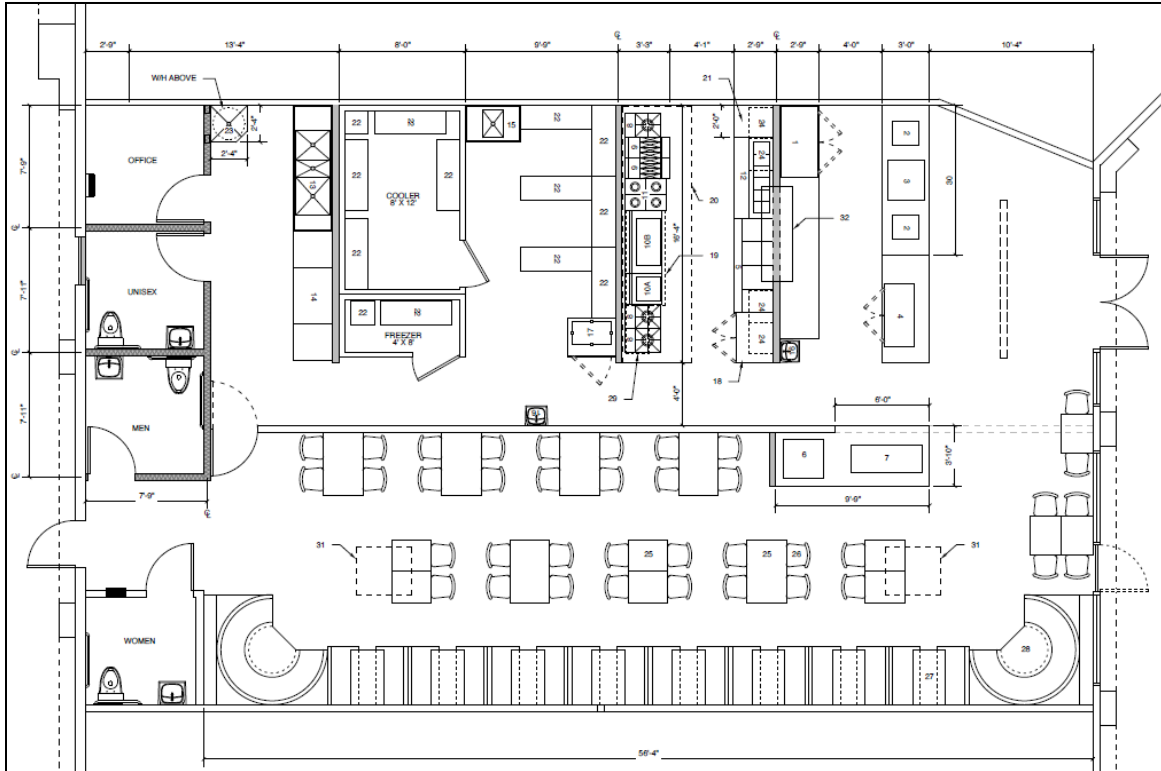
Figure 1 – Project Vicinity



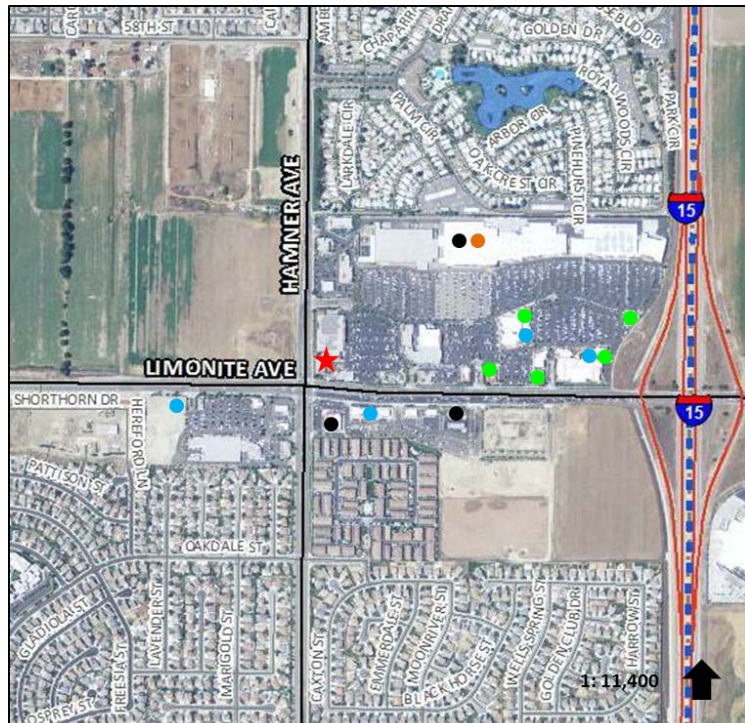
Figure 2 – Project Location



**Figure 3 – Proposed Floor Plan**



**Figure 4 – Permitted Alcohol Sales Sites**



● Type 20 ● Type 41 ● Type 21 ● Type 47

## **Project Analysis**

### General Plan Consistency and Zoning Code Compliance

The General Plan land use designation for the project site is Commercial Retail (CR), which allows for the development of commercial retail uses at a neighborhood, community, and regional level as well as for professional office and visitor-oriented commercial uses.

The proposed use will occur within Planning Area 2 (PA 2) of the I-15 Corridor Specific Plan (Specific Plan). The Specific Plan states that typical uses in PA 2 include a shopping mall, offices, restaurants and hotels. The Specific Plan also states that the allowed uses and development standards for PA 2 shall be the same as the development standards of the Scenic Highway Commercial (C-P-S) zone contained in the most recent version of the City of Eastvale Zoning Code that is in effect at the time a project is submitted. Restaurants and other eating establishments are currently permitted uses within the C-P-S zone.

Based on the information above, the proposed restaurant use and the on-site sale of alcohol are consistent with the General Plan.

*Staff's analysis of the project in terms of the required findings for approval of a Conditional Use Permit is provided later in this report.*

### Conditional Use Permit

All alcoholic beverage sales within the City of Eastvale are subject to Section 4.9 of the Eastvale Zoning Code, which requires the issuance of a Conditional Use Permit for any type of alcohol sales.

There are currently 13 businesses permitted to sell alcoholic beverages within 1,000 feet of the site of the proposed project. A summary of these businesses is included in **Attachment 5** and their approximate locations are shown in **Figure 4**.

As proposed by the applicant, the operating hours of the restaurant will be from 10:00 a.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 9:00 p.m. Saturday and Sunday. Per the statement of operation (**Attachment 4**) provided by the applicant and a condition of approval recommended by the Eastvale Police Department, daily alcohol sales will end one hour prior to closing. Additional conditions provided by the Eastvale Police Department following its review of the proposed use were included in the attached conditions of approval (**Attachment 1**).

Finally, a summary of regulations for alcoholic sale and acknowledgment from the ABC are provided as **Attachment 6**. These are the rules and regulations which the State of California will enforce to ensure that the sale of alcohol at the site complies with state law.

### Public Hearing Notification and Comment

The proposed project requires a 10-day public hearing notification period for owners of properties within a 1,000-foot radius of the project site. The public hearing notice was published on May 11, 2014, for the Planning Commission meeting on May 21, 2014. At the time of staff report preparation, no comment was received.

A map showing which properties received notification is included as **Attachment 7** to this staff report.

### Environmental Analysis

The proposed project does not involve physical changes to the exterior of the building necessary to support the sale of beer and wine. The project satisfies the requirements for Statutory Exemption pursuant to Section 15061(3) General Rule and is determined to be exempt from further environmental review requirements contained in CEQA.

## **REQUIRED PROJECT FINDINGS**

### **California Environmental Quality Act**

Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA guidelines and thresholds of significance, the proposed Exemption incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines as follows:

**Finding:** The project qualifies for a Statutory Exemption pursuant to Section 15061(3) General Rule and is determined to be exempt from further environmental review requirements contained in CEQA.

**Evidence:** The proposed project modifies the interior of an existing building. There will be no physical changes to the exterior of the building necessary to support the sale of beer and wine.

1. Compliance with Law: That the Notice of Exemption was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.
2. Independent Judgment: That the Notice of Exemption reflects the independent judgment and analysis of the City of Eastvale.

### **Conditional Use Permit**

The Eastvale Zoning Code (Section 2.2) requires that the Planning Commission make the following findings in order to approve a Conditional Use Permit. Staff's recommended findings are shown below.

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of this code.

Evidence: The General Plan land use designation for the site is Commercial Retail. Per the Eastvale General Plan, the intent of the Commercial Retail land use designation is to enable the establishment and operation of the community-serving commercial,

service, and office businesses. The proposed use will consist of the sale of alcoholic beverages in a restaurant located in an existing shopping center. The design, layout, access, and circulation of the shopping center are configured to accommodate the needs of resident retail and commercial uses. The proposed use will further the objectives and policies of the General Plan and it will be compatible with the general land uses as specified in the plan.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The new restaurant will be integrated into a large commercial center with adequate parking, circulation, and access to major roadway systems that provide local and regional connectivity. The project is not located near any public schools. The project would allow the sale of beer and wine in a restaurant, which is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

## **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the attached Resolution No. 14-\_\_\_\_ approving an exemption pursuant to CEQA for Conditional Use Permit No. 14-0032 and approving Conditional Use Permit No. 14-0032, subject to the proposed conditions of approval.

### **Planning Commission Options**

The following alternatives are available to the Planning Commission:

1. Approve the project with additional changes and/or conditions.
2. Continue the public hearing and direct the applicant to make revisions.
3. Deny the Conditional Use Permit.

As noted above, staff's recommendation is that the Planning Commission approve the project.

## **FISCAL IMPACT**

The proposed business will create sales tax revenues, which for retail uses typically far exceed the cost of providing police and other services. As a result, the project is expected to have a positive financial impact on the City's budget.



## **ATTACHMENTS**

1. Conditions of Approval
2. PC Resolution No. 14-\_\_\_\_\_
3. Notice of Exemption
4. Business Statement of Operation
5. Summary of Existing Permitted Alcohol Sales Sites
6. ABC Summary of Regulations and Acknowledgement Form
7. Notification Map

Prepared by: Mark Corcoran, Assistant Planner

Reviewed by: Eric Norris, Planning Director

John Cavanaugh, City Attorney



# **ATTACHMENT 1**

## **CONDITIONS OF APPROVAL**



## CONDITIONS OF APPROVAL

**Planning Application Number:** Conditional Use Permit No. 14-0032

**Assessor's Parcel Number:** 160-230-019

**Approval Date:** May 21, 2014

	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<b>Conditions of Approval</b>			
<b>General Conditions/Requirements</b>			
1. In compliance with Section 15075 of the CEQA Guidelines, a Notice of Exemption (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The applicant shall submit to the Planning Department a check or money order made payable to the <b>Riverside County Clerk</b> in the amount of <b>\$50.00</b> no later than <b>May 22, 2014</b> .		Planning Department	
2. The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department.  <hr style="width: 100%;"/> <div style="display: flex; justify-content: space-between;"> <span>Applicant Signature</span> <span>Date</span> </div>		Planning Department	
3. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve,	Ongoing	Planning Department	

Eastvale Planning Commission  
 Conditional Use Permit No. 14-0032

	which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	Any approval granted by the Planning Commission shall not be final until and unless the applicant’s deposit account to cover the costs of application processing is made current and a positive balance of at least \$2,000 is on hand to cover the costs of staff review and follow-up during the construction process. Make check payable to the <b>City of Eastvale</b> and include <b>Project No. 14-0032</b> on the check.	Ongoing	Planning and Building Departments	
5.	No off-site sale of alcoholic beverages is allowed.	Ongoing	Planning Department	
6.	The serving of beer and wine shall occur within the restaurant and in accordance with the Conditional Use Permit approved by the Planning Commission on May 21, 2014.	Ongoing	Planning Department	
7.	Sale of alcoholic beverages shall take place during normal business operating hours, within the limits established by the State of California Department of Alcoholic Beverage Control regulations.	Ongoing	Planning Department	
8.	All alcohol sales shall cease at least one hour prior to the close of the business. This would minimize “premises liability” and give patrons time to acquire adequate transportation from the location following any alcohol consumption.	Ongoing	Police Department	
9.	A surveillance monitoring system shall be installed for the entrances of the business. The location and surrounding areas shall be monitored by digital cameras to prevent robbery and subjects loitering or “just hanging out.” Unreported or repeated instances of robberies and/or loitering shall indicate a lack of security monitoring by the applicant. A sustained lack of security monitoring by the applicant may be determined to be a violation of the conditions of this permit. Any violation of the conditions of this permit may result in the forfeiture of this permit.	Ongoing	Police Department	
10.	An alarm system shall be installed and maintained in a manner that would prevent any accidental/false activation. Training about the proper use of the alarm system shall be provided to all employees of the business to eliminate any accidental activation.	Ongoing	Police Department	

**General Compliance Items/Requirements and Information**

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies.

1. The applicant shall comply with the regulations of the State of California Department of Alcoholic Beverage Control.
2. The store management should regulate the arrival and departure of all employees and restrict the "late hour" use of the exit for trash removal and unnecessary opening. Adequate security measures should be instituted to eliminate any unauthorized access to the location. Good observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to "premises liability" for both employees and patrons.
3. "No Trespassing or Loitering" signs shall be displayed prominently around the business. (602 P.C.)
4. Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the Riverside County Sheriff's Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem and the permit/alcohol license may be subject to revocation.
5. The location needs to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).
6. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.
7. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-361-0900.)
8. Transportation Uniform Mitigation Fee and any Development Impact Fees that are in effect at that time shall be paid prior to the issuance of certificate of occupancy, or as otherwise allowed per City ordinance.
9. The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.





**ATTACHMENT 2**

**PC RESOLUTION NO. 14-\_\_\_\_\_**



**PC RESOLUTION NO. 14-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING A STATUTORY EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR CONDITIONAL USE PERMIT NO. 14-0032 AND APPROVING CONDITIONAL USE PERMIT NO. 14-0032 TO SELL BEER AND WINE FOR ON-SITE CONSUMPTION IN A RESTAURANT LOCATED AT 12571 LIMONITE AVENUE, SUITES 210 AND 220, IN EASTVALE, CALIFORNIA. (ASSESSOR'S PARCEL NUMBER 160-230-019)**

**WHEREAS**, an application for Conditional Use Permit (CUP No. 14-0032) for the sale of beer and wine for on-site consumption in a restaurant (Tio's Mexican Restaurant) has been filed by Tio's Mexican Restaurant for the real property located at 12571 Limonite Avenue, Suites 210 and 220, in Eastvale, California, Assessor's Parcel Number 160-230-019; and

**WHEREAS**, the proposed Conditional Use Permit is considered a "Project" as defined by the California Environmental Quality Act ("CEQA"), Public Resources Code §21000 et seq.; and

**WHEREAS**, the Planning Commission determined that the Project qualifies for a Statutory Exemption from the provisions of CEQA per Section 15061 (3) (General Rule) of the CEQA Guidelines; and

**WHEREAS**, the City of Eastvale Planning Department on May 11, 2014, published a legal notice in the *Press Enterprise*, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Conditional Use Permit No. 14-0032, and mailed said public hearing notice to each property owner within a 1,000-foot radius of the project site in accordance with state law, and per the Planning Commission's request, notification was also sent to commercial tenants within the project site and within a 1,000-foot radius; and

**WHEREAS**, the City of Eastvale Planning Commission conducted a duly noticed public hearing on May 21, 2014, at which time it received public testimony concerning Conditional Use Permit No. 14-0032, and considered the CEQA Exemption for the proposed project.

**NOW, THEREFORE**, the Planning Commission of the City of Eastvale does hereby resolve, determine, and order as follows:

**SECTION 1. ENVIRONMENTAL FINDINGS**

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines and qualified for an Exemption under Section 15061 (3), General Rule, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements contained in CEQA pursuant to Section 15061(3) General Rule.

Evidence: The proposed project does not involve physical changes to the exterior of the building necessary to support the sale of beer and wine. The Notice of Exemption was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale. The Notice of Exemption reflects the independent judgment and analysis of the City of Eastvale.

## **SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN**

The project, the sale of alcoholic beverages, will be conducted within an existing building and will not involve any new construction or development of vacant or unimproved land and is therefore not subject to the Multiple Species Habitat Conservation Plan.

## **SECTION 3. CONDITIONAL USE PERMIT FINDINGS**

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated May 21, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of this code.

Evidence: The General Plan land use designation for the site is Commercial Retail. Per the Eastvale General Plan, the intent of the Commercial Retail land use designation is to enable the establishment and operation of the community-serving commercial, service, and office businesses. The proposed use will consist of the sale of alcoholic beverages in a restaurant located in an existing shopping center. The design, layout, access, and circulation of the shopping center are configured to accommodate the needs of resident retail and commercial uses. The proposed use will further the objectives and policies of the General Plan and it will be compatible with the general land uses as specified in the plan.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The new restaurant will be integrated into a large commercial center with adequate parking, circulation, and access to major roadway systems that provide local and regional connectivity. The project is not located near any public schools. The project would allow the sale of beer and wine in a restaurant, which is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

**SECTION 4. PLANNING COMMISSION ACTION**

The Planning Commission hereby adopts Resolution No. 14-\_\_\_\_ to approve an Exemption per the California Environmental Quality Act for Conditional Use Permit No. 14-0032 and approve Conditional Use Permit No. 14-0032, subject to conditions attached hereto as Exhibit 1.

**PASSED, APPROVED, AND ADOPTED** this 21<sup>st</sup> day of May, 2014.

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Fred Valentine, Chairperson  
Eastvale Planning Commission

**APPROVED AS TO FORM:**

**ATTEST:**

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John E. Cavanaugh  
City Attorney

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Carol Jacobs  
City Clerk

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF EASTVALE

**CERTIFICATION**

I, Margo Weece, Recording Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing PC Resolution, No. 14-\_\_\_\_, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 21<sup>st</sup> day of May, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Margo Weece, Recording Secretary  
City of Eastvale, California

# **EXHIBIT 1**

**Conditions of Approval  
(included as Attachment 1 to the staff report)**





**ATTACHMENT 3**

**NOTICE OF EXEMPTION**



# CITY OF EASTVALE, CA

## NOTICE OF EXEMPTION

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**TO BE SENT TO:**

County of Riverside County Clerk  
P.O. Box 12004  
Riverside, CA 92502

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**PROJECT CASE NO:** Conditional Use Permit No. 14-0032

**PROJECT APPLICANT/SPONSOR:** Tio's Mexican Restaurant, c/o Amy Loera

**PROJECT LOCATION:** 12571 Limonite Avenue, Suites 210 & 220, Eastvale, CA 91752

**APN(s):** 160-230-019

**PROJECT DESCRIPTION:** The proposed project is a request for a Conditional Use Permit (CUP No. 14-0032) to allow the sale of beer and wine for on-site consumption in a new restaurant located in the Eastvale Gateway shopping center.

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**The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).**

**EXEMPTION STATUS:**

- Ministerial (*Sec. 21080(b)(1); Sec. 15268*)
- Declared Emergency (*Sec. 21080(b)(3); Sec. 15269(a)*)
- X** Statutory Exemption (*Sec. 15061(3)) General Rule*)
- Categorical Exemption
- Other

**REASONS TO SUPPORT EXEMPTION FINDINGS:** The proposed project is a request to sell beer and wine in a restaurant. There will be no physical changes to the exterior of the building necessary to support the sale of beer and wine.

**LEAD AGENCY CONTACT:**

**PHONE NUMBER:** (951) 703-4460

CITY OF EASTVALE PLANNING DEPARTMENT  
Eric Norris, Planning Director

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# **ATTACHMENT 4**

## **BUSINESS STATEMENT OF OPERATION**



## STATEMENT OF OPERATION FOR TIO'S MEXICAN RESTAURANT

City of Eastvale  
Planning Department  
12363 Limonite Ave., Ste. 910  
Eastvale, CA 91752

Attn: Mark Corcoran, Assitant Planner

RAD Restaurants Inc. is a California Corporation currently doing business as Tio's Mexican Restaurants in the county of Riverside, city of Eastvale. Tio's is owned by Mario Loera, President and CFO, and Amelia Loera, VP and Secretary.

Tio's has currently secured a lease contract with Lewis Retail Centers at their Eastvale Gateway I center. The location address is 12571 Limonite Ave., Suites 210 & 220.

Tio's is a casual dinning Mexican food Restaurant serving lunch and dinner on weekdays and breakfast, lunch and dinner on weekends. The restaurant will operate during peak service time to take advantage of street traffic.

Service will be available during the following hours:

Breakfast: Saturday and Sunday, 9:00 a.m. – 11:00 a.m.

Lunch: Daily, 10:00 a.m. – 3:00 p.m.

Dinner: Daily, 3:00 p.m. – 9:00 p.m.

Tio's will be serving beer and wine. Our wine list will be modest and primarily focused on wines from California and will be available by the glass as well as by the bottle. We will also feature a moderate domestic and international beer selection. Beer and wine sales will begin upon opening and cease one hour prior to closing.

Tio's will also implement and comply with all of the comments from the Riverside County Sheriff's Department.





# **ATTACHMENT 5**

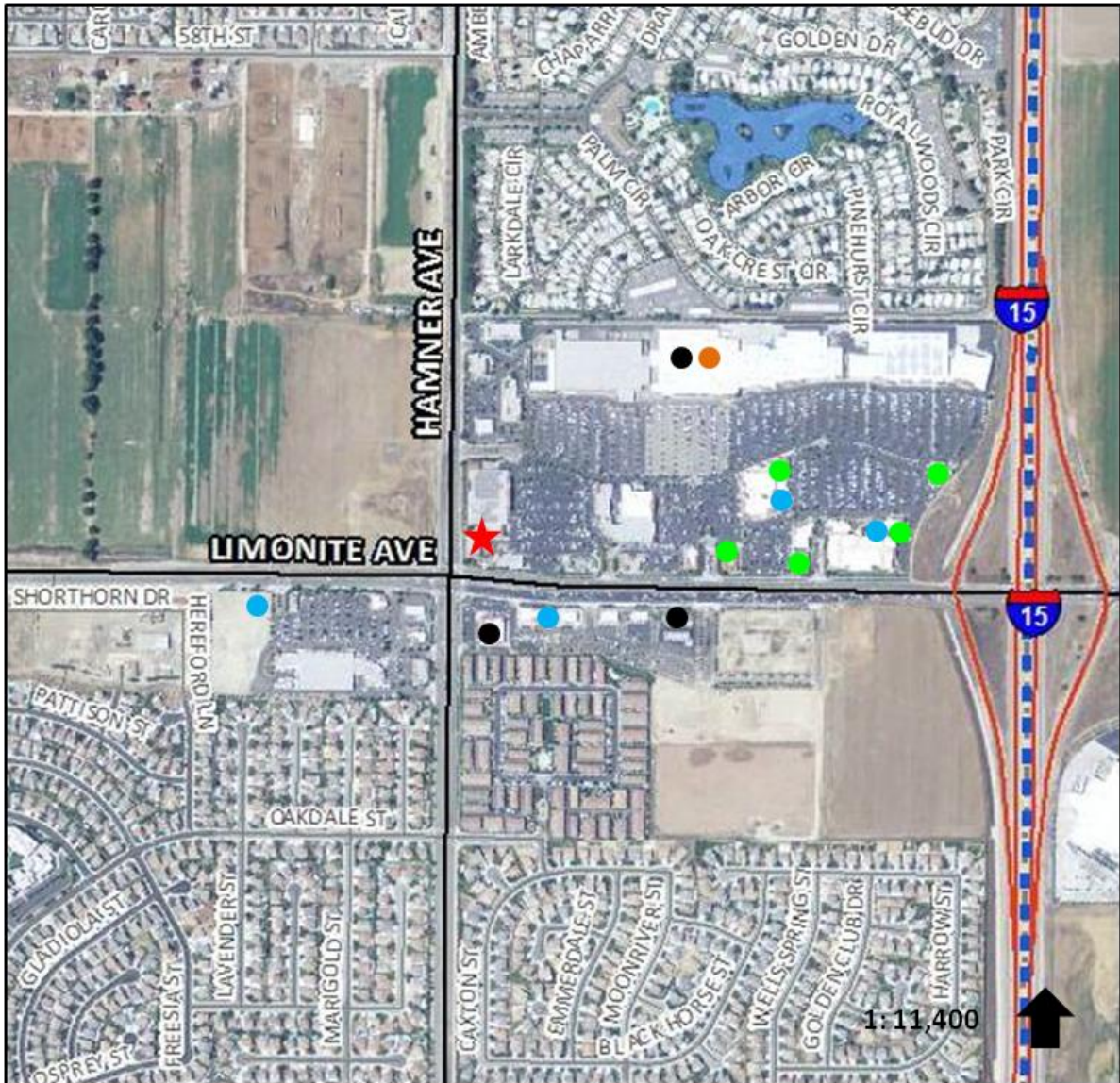
## **SUMMARY OF EXISTING PERMITTED ALCOHOL SALES SITES**



**Active Liquor Licenses Within 1,000 feet of the Proposed Location of  
Tio's Mexican Restaurant**

<b>TYPE</b>	<b>LICENSE NO.</b>	<b>PRIMARY OWNER &amp; PREMISES ADDRESS</b>	<b>BUSINESS NAME</b>
20	425618	Target Corp. 12471 Limonite Avenue Eastvale, CA 91752	Target T1961
20	505587	Chevron Stations Inc. 12464 Limonite Avenue Eastvale, CA 91752	Chevron 21-0408
20	518533	Walgreens Co. 12574 Limonite Avenue Eastvale, CA 91752	Walgreens #13657
21	510719	Target Corp. 12471 Limonite Avenue Eastvale, CA 91752	Target T1961
41	401032	Lam Bros. Corp 12257 Limonite Avenue, Suite 820 Eastvale, CA 91752	Thai Bamboo Cafe
41	488644	Chipotle Mexican Grill Inc. 12411 Limonite Avenue , Suite 600 Eastvale, CA 917522	Chipotle Mexican Grill
41	515729	Overeasy Inc. 12552 Limonite Avenue , Suite 130 Eastvale, CA 91752	Corky's Kitchen & Bakery
41	533009	Little Vinny's Pizza Inc. 12768 Limonite Avenue, Suite 101 Eastvale, CA 92880	Ponino's Pizzeria
47	455310	Sunset Wings III L-PSHIP 12411 Limonite Avenue , Suite 650 Eastvale, CA 91752	Buffalo Wild Wings Grill & Bar
47	467189	Apple SoCal LLC 12375 Limonite Avenue Eastvale, CA 91752	Applebee's Neighborhood Grill and Bar
47	483883	Carloma Partners LLC 12447 Limonite Avenue Eastvale, CA 91752	Carino's Italian Grill
47	486234	Zip Fusion Inland Inc. 12257 Limonite Avenue, Suite 800 Eastvale, CA 91752	Zip Fusion Sushi
47	487956	Border Loma 15 Partners L-Pship 12269 Limonite Avenue Eastvale, CA 91752	On the Border

Location of Active Liquor Licenses within 1,000 feet of Tio's Mexican Restaurant



- Type 20 ● Type 41
- Type 21 ● Type 47

**ATTACHMENT 6**

**DEPARTMENT OF ALCOHOLIC BEVERAGE  
CONTROL**

**SUMMARY OF REGULATIONS**

**AND ACKNOWLEDGMENT FORM**



**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)**

ABC 211 (6/99)

**TO:** Department of Alcoholic Beverage Control  
 3737 MAIN ST  
 STE 900  
 RIVERSIDE, CA 92501  
 (951) 782-4400

File Number: **540950**  
 Receipt Number: **2209786**  
 Geographical Code: **3328**  
 Copies Mailed Date: **January 9, 2014**  
 Issued Date:

DISTRICT SERVING LOCATION: **RIVERSIDE**

First Owner: **RAD RESTAURANTS INC**  
 Name of Business: **TIOS MEXICAN RESTAURANT**  
 Location of Business: **12571 LIMONITE AVE  
 STE 210-220  
 EASTVALE, CA 91752-3676**

County: **RIVERSIDE**  
 Is Premise inside city limits? **Yes** Census Tract **0406.15**

Mailing Address: **12765 MOSAIC DR**  
 (If different from premises address) **RANCHO CUCAMONGA, CA 91739-9351**

Type of license(s): **41**

Transferor's license/name: Dropping Partner: Yes  No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
41 - On-Sale Beer And Wine	ANNUAL FEE	NA	Y	0	01/09/14	\$350.00
41 - On-Sale Beer And Wine	ORIGINAL FEES	NA	Y	0	01/09/14	\$300.00
Total						\$650.00

Have you ever been convicted of a felony? **No**  
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**  
 Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of RIVERSIDE Date: January 9, 2014

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

RAD RESTAURANTS INC

See 211 Signature Page  
 (ATTACHED)

## COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	<b>BEER MANUFACTURER - (Large Brewery)</b> Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	<b>WINEGROWER - (Winery)</b> Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	<b>OFF SALE BEER &amp; WINE - (Package Store)</b> Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	<b>OFF SALE GENERAL - (Package Store)</b> Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	<b>SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery)</b> Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	<b>ON SALE BEER - (Bar, Tavern)</b> Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	<b>ON SALE BEER &amp; WINE – EATING PLACE - (Restaurant)</b> Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	<b>ON SALE BEER &amp; WINE – PUBLIC PREMISES - (Bar, Tavern)</b> Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	<b>ON SALE GENERAL – EATING PLACE - (Restaurant)</b> Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	<b>ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club)</b> Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	<b>ON SALE GENERAL – SEASONAL -</b> Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.





LICENSE TYPE	DESCRIPTION
51	<b>CLUB</b> - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises.
52	<b>VETERAN'S CLUB</b> - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
57	<b>SPECIAL ON SALE GENERAL</b> - Generally issued to certain organizations who cannot qualify for club licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
59	<b>ON SALE BEER AND WINE – SEASONAL</b> - Authorizes the same privileges as a Type 41. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
60	<b>ON SALE BEER – SEASONAL</b> - Authorizes the sale of beer only for consumption on or off the premises where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate. Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	<b>ON SALE BEER – PUBLIC PREMISES</b> - (Bar, Tavern) Authorizes the sale of beer only for consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors are not allowed to enter and remain (warning signs required). Food service is not required.
67	<b>BED AND BREAKFAST INN</b> - Authorizes the sale of wine purchased from a licensed winegrower or wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from the grounds is not permitted. Minors are allowed on the premises.
70	<b>ON SALE GENERAL – RESTRICTIVE SERVICE</b> - Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	<b>ON SALE GENERAL – BREWPUB</b> - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place plus a limited amount of brewing of beer. Also authorizes the sale of beer and wine only for consumption off the premises where sold. Minors are allowed on the premises.
80	<b>BED AND BREAKFAST INN – GENERAL</b> - Authorizes the sale of beer, wine and distilled spirits purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation. Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	<b>INSTRUCTIONAL TASTING LICENSE</b> –Issued to the holder of and premises of a Type 20 or Type 21 licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



## SPECIAL EVENTS

The Department also issues licenses and authorizations for the retail sale of beer, wine and distilled spirits on a temporary basis for special events. The most common are listed below. Other less common ones are found in Business and Professions Code Section 24045.2, et seq.

**SPECIAL DAILY BEER AND/OR WINE LICENSE** - (Form ABC-221) Authorizes the sale of beer and/or wine for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to non-profit organizations. (Rule 59, California Code of Regulations)

**DAILY ON SALE GENERAL LICENSE** - (Form ABC-221) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to political parties or affiliates supporting a candidate for public office or a ballot measure or charitable, civic, fraternal or religious organizations. (Section 24045.1 and Rule 59.5 California Code of Regulations)

**CATERING AUTHORIZATION** - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar events. Type 47, 48 and 57 licensees may cater alcoholic beverages at any ABC-approved location in the State. Type 51 and 52 licensees may only cater alcoholic beverages at their licensed premises. All licensees wishing to cater alcoholic beverages must obtain prior written authorization from the Department for each event. At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises and violation of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399 and Rule 60.5 California Code of Regulations)

**EVENT AUTHORIZATION** - (Form ABC-218) Authorizes Type 41, 42, 47, 48, 49, 57, 75 and 78 licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises and owned or under the control of the licensee. This property shall be secured and controlled by the licensee and not visible to the general public. *The licensee shall obtain prior approval of the local law enforcement agency.* At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises (including any license conditions) and violations of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399)

**WINE SALES EVENT PERMIT** - (Form ABC-239) Authorizes Type 02 licensees to sell bottled wine produced by the winegrower for consumption off the premises where sold and only at fairs, festivals or cultural events sponsored by designated tax exempt organizations. The licensee must notify the city and/or county where the event is being held and obtain approval from ABC for each event (Form ABC-222). The licensee must also comply with all restrictions listed in Business and Professions Code Section 23399.6.

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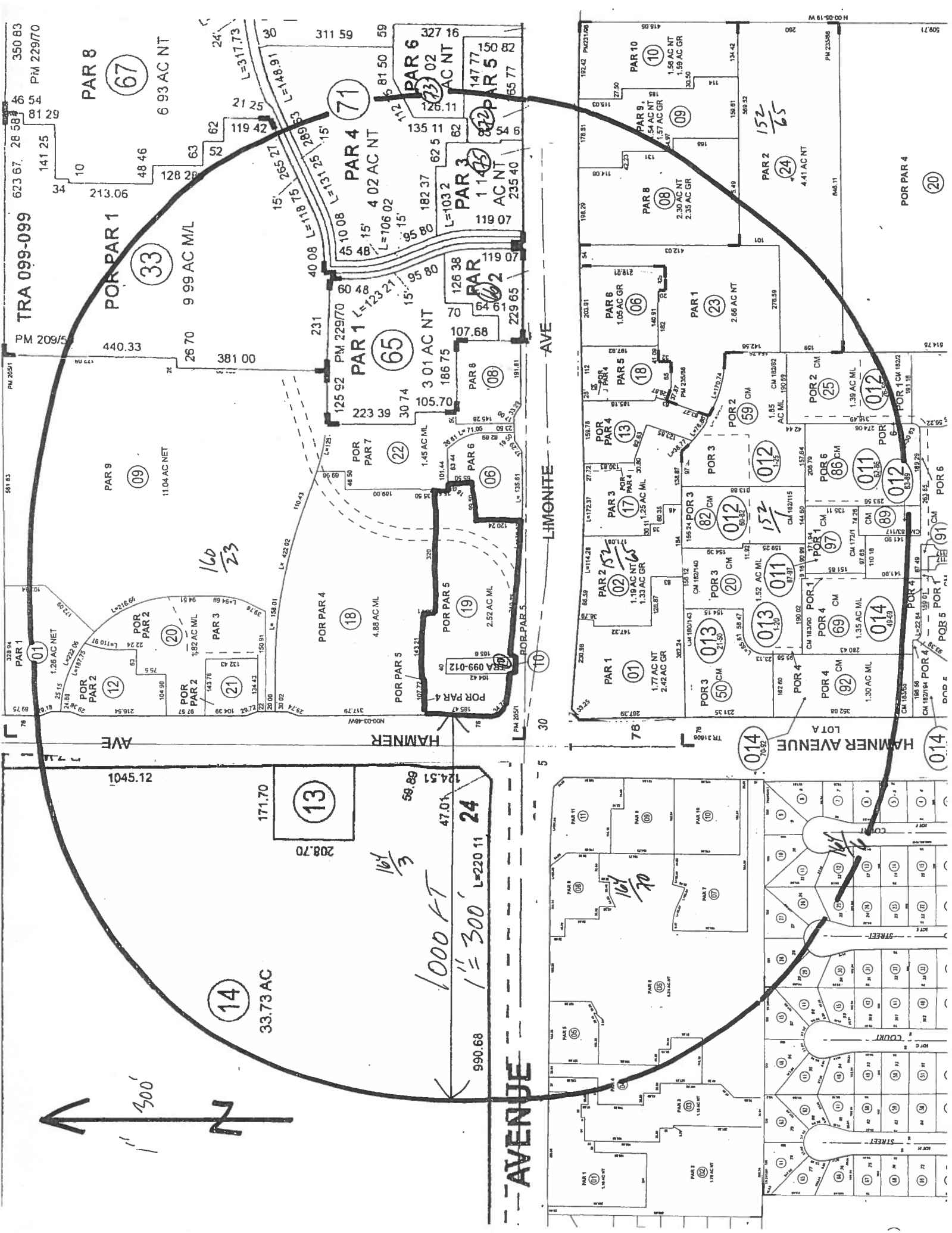
### Note:

1. "Minor" means any person under 21 years of age.
2. Consult Section 25663(b) regarding age of employees in off-sale premises; consult Sections 25663(a) and 25663.5 regarding age of employees in on-sale premises.
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the license. (Conditional licenses, Sections 23800-23805.)
4. Licensees whose license allows minors on the premises may have a "house policy" restricting minors from entering certain areas of the premises or prohibiting minors in the premises during certain hours.
5. This handout contains only abbreviated information. Contact your local ABC office for full information before doing anything which may jeopardize your license. Also available from the ABC: Quick Summary of Selected ABC Laws (form ABC-608); Alcoholic Beverage Control Act (complete laws); Rules & Regulations; and P-90 (describes privileges of non-retail licenses).

# **ATTACHMENT 7**

## **NOTIFICATION MAP**





TRA 099-099

LIMOANTE AVE

AVENUE

HAMMER AVENUE

HAMMER AVENUE

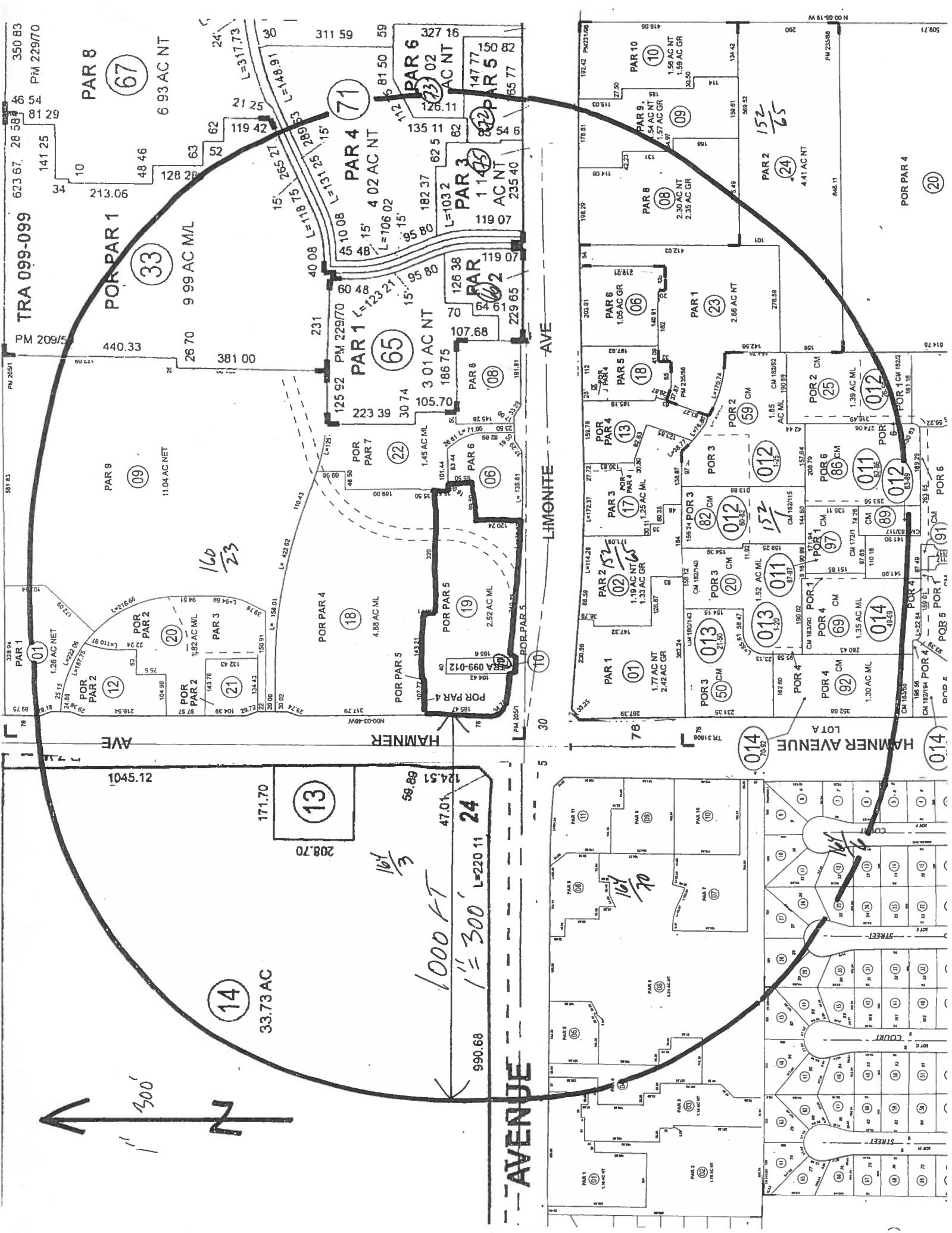
1" = 300'

1000 FT  
1" = 300'

160  
23

152  
65

160  
70



PUBLIC HEARING NOTICE CERTIFICATION FORM

I, MICHAEL HIGGELSON, certify that on 12/6/13,  
Print Name of Preparer Date

the attached property owner's list was prepared by:

MICHAEL HIGGELSON for the following project, \_\_\_\_\_,  
Name of Company or Individual Project Case Number(s)

using a radius distance of 600 feet (or 1,000 feet for alcohol sale), pursuant to application requirements furnished by the City of Eastvale Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's consultant's and/or representatives, the owner(s) of the subject property, adjacent city/district agencies (as applicable) based upon the latest equalized assessment rolls.

I further certify that the information field is true and correct to the best of my knowledge.

Name: MICHAEL HIGGELSON

Title/Registration: MAP/LIST PREPARED - DATA PRO

Address: 4865 HAZEL #916

City: OCEANSIDE State: CA Zip Code: 92057

Telephone No.: (909) 568 7104 Fax No.: ( ) \_\_\_\_\_

E-Mail Address: DATA PRO MAPPING @ GMAIL.COM

Case No.: \_\_\_\_\_

# 8.1 EASTVALE DESIGN STANDARDS AND GUIDELINES







# City of Eastvale

## Planning Commission Meeting Agenda

### Staff Report

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**MEETING DATE:** MAY 21, 2014

**TO:** PLANNING COMMISSION

**FROM:** KANIKA KITH, SENIOR PLANNER

**SUBJECT:** EASTVALE DESIGN STANDARDS AND GUIDELINES

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#### **RECOMMENDATION:**

Staff recommends that the Planning Commission recommend adoption of the proposed Eastvale Design Standards and Guidelines to the City Council, with any final edits the Commission feels are appropriate.

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#### **BACKGROUND:**

Upon incorporation, the City adopted the County of Riverside General Plan, Zoning Code, and the Countywide Design Standards and Guidelines for residential development. In 2012, the City adopted the City's first General Plan that includes a Design Chapter containing goals and policies to ensure quality in the design of public and private development to create a desirable community. The Design Chapter of the General Plan and the Countywide Design Standards and Guidelines have been used in combination to guide development in Eastvale.

#### **DISCUSSION:**

To make it easier for the developers, the community, and staff to understand and interpret the City's design preferences—and to implement the Eastvale General Plan—the proposed Eastvale Design Standards and Guidelines have been prepared. The new Eastvale Design Standards and Guidelines include a comprehensive set of design standards and guidelines that are based on current standards, guidelines, and policies from the City-adopted Residential Design Guidelines and the General Plan.

These guidelines and standards will be used by developers when designing their projects, and by the City (staff, the Planning Commission and City Council) when reviewing development proposals. Their basic purpose is to ensure that new development is consistent with the high standards which have been established in Eastvale.

The updated guidelines improve on the currently adopted standards in several ways:

- New standards and guidelines have been included that implement the Design Chapter of the Eastvale General Plan.
- The guidelines have been reformatted and reorganized to be easier to use.
- All of the photographs have been updated to reflect Eastvale and local conditions.
- Throughout the document, clarification is included as to which are “standards” (mandatory) and which are “guidelines” (suggested), providing better guidance to applicants and staff when a project is planned/reviewed.
- The guidelines now cover all types of development (residential, commercial, and industrial).
- Standards for public roadways and other infrastructure have been removed, since they are addressed in other City documents.

A copy of the updated Design Standards and Guidelines is included as Attachment 1.

Building Industry Association of Southern California – Riverside County Chapter

The proposed Eastvale Design Standards and Guidelines were provided to the Riverside County Chapter of the Building Industry Association (BIA) of Southern California for review and comment approximately one month before tonight’s meeting. Prior to presenting the updated guidelines to the Commission, staff met with the BIA to introduce the new document and answer questions. As of the preparation of this report, the BIA has no comments on the updated guidelines.

**Environmental Review:**

An environmental document will be prepared for the Council’s consideration of the Eastvale Design Standards and Guidelines. At this time, staff anticipates being able to find that the Design Guidelines will not have any significant environmental impacts.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend adoption of the updated Eastvale Design Standards and Guidelines to the City Council.

**Planning Commission Options:**

In addition to staff’s recommendation, the Planning Commission can:

- Recommend that the City Council make no changes at this time.

- Provide direction to staff and continue the item to a subsequent meeting. This could include requesting that staff bring back a further updated draft of the Eastvale Design Standards and Guidelines.

**FISCAL IMPACT:**

Other than staff time to prepare and process this proposed update, no further City fiscal resources will be required.

**ATTACHMENT:**

1. Eastvale Design Standards and Guidelines

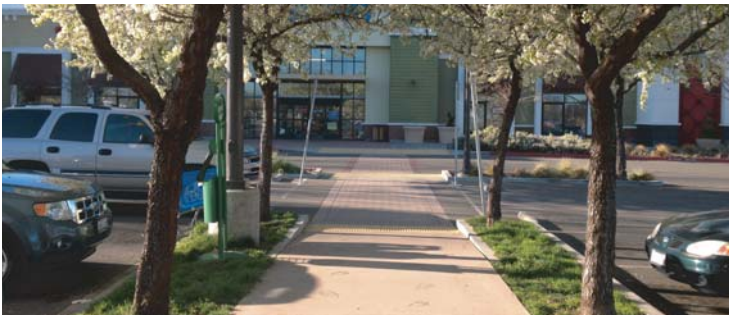
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# CITY OF EASTVALE



DESIGN STANDARDS  
AND GUIDELINES





# ACKNOWLEDGEMENTS



CITY OF EASTVALE

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# DESIGN STANDARDS AND GUIDELINES



## 1. INTRODUCTION

This document contains a comprehensive set of design standards and guidelines for residential and nonresidential developments that are based on current standards, guidelines, and policies. The Eastvale Design Standards and Guidelines are provided as a framework for planning and designing new construction and improvements to existing structures, including remodeling and additions, to implement the goals and policies of the Eastvale General Plan. The standards and guidelines illustrate the minimum quality of site planning and architectural design to create a desirable community and to ensure compatibility with the overall character of Eastvale.

### A. BACKGROUND

Upon its incorporation in 2010, the City of Eastvale adopted the Riverside County General Plan, Zoning Code, and Residential Design Guidelines. Subsequently, in 2012 the City adopted an updated General Plan and Zoning Code tailored to Eastvale. The 2012 General Plan includes a Design Chapter containing goals and policies to ensure quality in the design of public and private development to create a desirable community.

The Design Chapter of the Eastvale General Plan and the City-adopted Residential Design Guidelines from the County of Riverside have been used in combination to guide development in Eastvale. Therefore, to make it easier for the community, this document was created to include a comprehensive set of design standards and guidelines from the City-adopted Residential Design Guidelines and the design policies of the Eastvale General Plan.

### B. PURPOSE OF THIS DESIGN STANDARDS AND GUIDELINES DOCUMENT

The purpose of this document is to implement Action DE-2.1 in the Eastvale General Plan:

*To provide additional guidance to developers and the public, consider adopting a set of comprehensive Design Guidelines to establish design standards and criteria for public and private development project.*

These design standards and guidelines will ensure quality in the design of public and private development to create desirable and lively space throughout the community. The intent is to achieve the goals of the General Plan to promote high-quality urban design while ensuring continuity throughout Eastvale.

# DESIGN STANDARDS AND GUIDELINES



## C. STANDARDS VERSUS GUIDELINES

This document includes “standards” and “guidelines,” which differ as follows:

- Design **standards** are mandatory requirements that have to be implemented in addition to the development standards in the Eastvale Zoning Code. Residential standards are coded with “RDS,” nonresidential standards are coded with “NRDS,” and general design standards that apply to both residential and nonresidential projects are coded with “GDS.”
- Design **guidelines** are more generalized statements, alternatives, or illustrations of what is expected and encouraged. Design guidelines offer ways to meet certain development standards. The degree to which the design guidelines are met is subject to a finding or determination made by the City. Residential guidelines are coded with “RDG,” nonresidential guidelines are coded with “NRDG,” and general design guidelines that apply to both residential and nonresidential development are coded with “GDG.”

## D. APPLICABILITY/EXCEPTIONS

The Eastvale Design Standards and Guidelines apply to all private and public development projects unless:

- Other standards have been imposed on an individual development project (for instance, as a condition of approval).
- A Specific Plan or Planned Residential Development incorporating design standards has been adopted for the development area.

## E. RELATIONSHIP TO THE ZONING CODE

This Eastvale Design Standards and Guidelines document is an implementation tool promoting the goals and policies of the Eastvale General Plan and the Eastvale Zoning Code. These standards and guidelines are designed to assist in the implementation of the development standards in the Zoning Code while ensuring high-quality development. All design proposals are subject to review by City staff, with final action pursuant to Eastvale Zoning Code Section 2.1.

# DESIGN STANDARDS AND GUIDELINES



## 2. OVERALL DESIGN GOALS

This Eastvale Design Standards and Guidelines document will help to ensure that private and public developments are designed to reinforce Eastvale's image as a contemporary community with vibrant, livable neighborhoods and a walkable pedestrian- and bicycle-oriented environment. The standards and guidelines will help implement the design goals of the Eastvale General Plan, listed below.

**GOAL DG-1:** High-quality urban design throughout Eastvale.

**GOAL DG-2:** Retain the sense of community in Eastvale and enhance the community's family-oriented character.

**GOAL DG-3:** Promote the use of public art and entryway treatments into the city and its neighborhoods.

**GOAL DG-4:** Provide and maintain attractive streetscapes in all areas of Eastvale.

**GOAL DG-5:** Create a walkable and bikeable community.

**GOAL DG-6:** Design neighborhoods to foster interaction among residents and be responsive to human scale.

**GOAL DG-7:** Preserve and enhance the character of existing residential neighborhoods.

**GOAL DG-8:** Establish an identifiable downtown that is the center of the city, with a vibrant, rich mix of uses that attracts residents, workers, and visitors.

**GOAL DG-9:** Encourage development that enhances the pedestrian environment and is aesthetically pleasing.

## 3. STANDARDS AND GUIDELINES APPLICABLE TO ALL DEVELOPMENT

Developments (residential and nonresidential) in Eastvale are encouraged to promote design excellence that reflects the highest standards of design. All developments are subject to the standards and guidelines provided in this chapter. Specific design standards and guidelines for residential development are provided in Chapter 4, and nonresidential development design standards and guidelines are provided in Chapter 5.

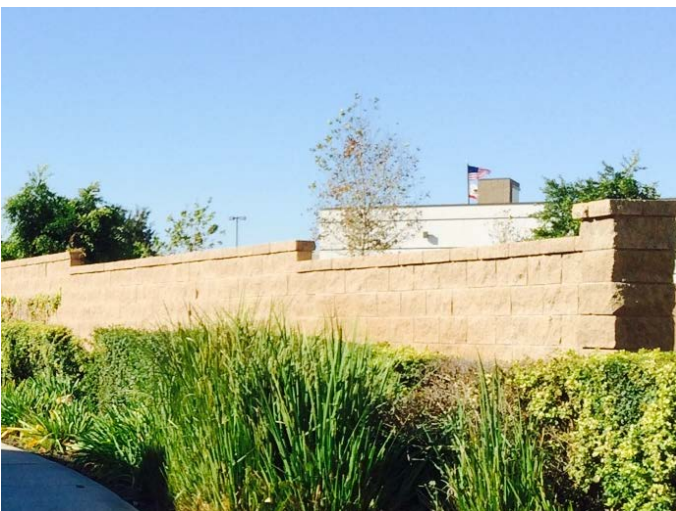
### A. WALLS AND FENCES

The following design standards and guidelines are provided to ensure that walls and fences are designed to be aesthetically pleasing and do not degrade the attractiveness of the streetscape in Eastvale. Additional design standards and guidelines for walls and fences specifically for residential areas are provided in Chapter 4, Residential Design Guidelines and Requirements.

#### Standards

GDS-1: All walls shall include design features that enhance visual interest and be landscaped in order to mitigate their impact on urban character and the pedestrian environment. (GP Policy DE-15)

GDS-2: All perimeter (or theme) walls shall be solid walls located where view opportunities are not available. Wall openings for pedestrian or bicycle access shall be provided when appropriate.



Typical solid block walls with landscaping

# DESIGN STANDARDS AND GUIDELINES



GDS-3: Wood fencing or other like-material walls are not permitted when the area is visible from the right-of-way.

GDS-4: Walls and fences are required to be constructed of high-quality and durable materials.

GDS-5: Plain concrete block walls are not permitted. Walls of brick, slumpstone, tile, textured concrete, or other materials that require little or no maintenance are required. The use of decorative capping in conjunction with other vertical design elements is required.



**Use of decorative capping and vertical design elements (pilasters)**

GDS-6: Chain-link fencing is not permitted when the area is visible to the public.

GDS-7: Construction of all walls and fences must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining and graffiti.

# DESIGN STANDARDS AND GUIDELINES



GDS-8: Where the use of security fencing, window barriers, or similar features is necessary to secure a building or site, these measures shall be incorporated into the visual/architectural design of the project and shall be complementary to surrounding uses. This standard is not intended to apply to security features that are not visible from public rights-of-way or adjacent properties. (GP Policy DE-46)



## Guidelines

**Example of an attractive security gate**

GDG-1: Use of vines or other plantings is encouraged to soften and punctuate the appearance of walls and reduce the likelihood of graffiti.



**Use of vines and landscape to soften the appearance of walls**



# DESIGN STANDARDS AND GUIDELINES



## B. MAJOR ROADWAY LANDSCAPING

The following design standards and guidelines are provided to promote attractive roadway design and streetscapes throughout Eastvale.

### Standards

GDS-9: Landscaping in the public right-of-way, including reverse frontage treatments, shall be maintained by a maintenance entity approved by the City (which may be a public agency or a property owners or homeowners association), which ensures maintenance in perpetuity.

GDS-10: Equestrian or hiking trails and bikeways and other recreational facilities shall be integrated into the reverse frontage treatment area when a trail system is required.



**Reverse frontages (rear yard walls adjacent to a roadway)**

# DESIGN STANDARDS AND GUIDELINES



GDS-11: Landscaping in the rights-of-way and reverse frontage treatments shall be designed to have a “stepped-up” appearance, with low flowering ground cover nearest the curb, progressing to low- and/or medium-height plants or shrubs, and on to randomly clustered street trees near the edge of the development.



**Landscaping in the rights-of-way with “stepped-up” appearance**

GDS-12: All intersections of General Plan roads classified as a secondary collector (right-of-way width of 74 feet to 100 feet) or larger shall have an entrance designation and shall be designed as follows:

- a. A development entrance designation shall be provided, consisting of a neighborhood identification sign on a decorative wall or monument, with a minimum 12-foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument.
- b. The developer shall create private party maintenance arrangements for these elements at the time the project is built.

*Note: The Eastvale Public Works Department should be consulted for standards governing the design of features in and near the public right-of-way.*

GDS-13: Landscaped street medians shall be constructed as required by the City.

*Note: The Eastvale Public Works Department should be consulted for the locations of future roadway medians.*

# DESIGN STANDARDS AND GUIDELINES



## Guidelines

GDG-2: Meandering sidewalks are encouraged.



**Meandering sidewalk**

GDG-3: Trees, shrubs, and landscaping planted in medians should be planted in random patterns rather than in evenly spaced locations.



**Landscaped roadway median**

# DESIGN STANDARDS AND GUIDELINES



GDG-4: Additional landscape area outside of the right-of-way for amenities such as bike or jogging paths should be employed on General Plan roadways classified as secondary collectors (right-of-way width of 74 feet to 100 feet) or larger, or where design considerations would make them appropriate.

GDG-5: Right-of-way areas that are not used for the path of travel, roadway, or common areas such as water quality basins or bike paths should be provided with landscaping consisting of ground covers, shrubs, and trees.

# DESIGN STANDARDS AND GUIDELINES



## C. LIGHTING AND UTILITY

Outdoor lighting and utility line placement are required to comply with the design standards provided in this section.

### Standards

GDS-14: Outdoor lighting, other than lighting which requires tall luminaires (such as street lighting, parking lot lighting, security lighting, and sports field lighting) shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets.



**Hooded and shielded outdoor lighting**

GDS-15: All developments (residential, commercial, industrial, public facility, etc.) are required to place all utilities underground to reduce the unsightly appearance of overhead and aboveground utilities. (GP Policy DE-16)

GDS-16: Existing overhead utilities shall be placed underground.

### Guidelines

GDG-6: To the extent feasible, new utility facilities, including electrical transformers, water backflow preventers, and similar items, should be located underground.

## 4. RESIDENTIAL DESIGN GUIDELINES AND REQUIREMENTS

The design standards and guidelines in this chapter apply to all new and existing residential developments and improvements, including remodeling, additions, garage conversion, and all other changes that could affect the character of the residential neighborhood. The standards and guidelines are provided to ensure that residential developments are designed with the basic principles of high-quality urban design. All residential development is required to comply with the design standards in this chapter, applicable standards in Chapter 3 of this document, and the Eastvale Zoning Code.

### A. NEIGHBORHOOD CHARACTER/DESIGN COMPATIBILITY

These design standards and guidelines apply to all new and existing residential developments. Additional development standards relating to neighborhood design in the Eastvale Zoning Code shall apply.

#### Standards

RDS-1: All residential development shall be designed to reinforce Eastvale's image as a contemporary community with vibrant, livable neighborhoods and walkable pedestrian- and bicycle-oriented development. (GP Policy DE-1)

RDS-2: All residential projects shall be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (GP Policy DE-26)

RDS-3: All new infill residential development shall be of high-quality design and materials, and any deteriorated structures on-site shall be rehabilitated or replaced. (GP Policy DE-32)

#### Guidelines

RDG-1: A design style or a common palette of architectural features is encouraged for each neighborhood or community. Consistency in the design features and use of materials is also encouraged.

# DESIGN STANDARDS AND GUIDELINES



## B. RESIDENTIAL SITE AND STREET DESIGN

Street design and layout of all residential developments shall comply with the residential site design standards and are encouraged to satisfy the residential site design guidelines provided in this section. The standards and guidelines are provided to ensure that residential neighborhoods in Eastvale support pedestrian- and bicycle-friendly design and the interconnectivity of the street layout to promote a walkable and bikeable community. Design standards and guidelines for lot design and setbacks are provided later in this section to assist in creating and maintaining attractive streetscapes and neighborhoods throughout Eastvale.

### 1. Pedestrian- and Bicycle-Friendly Design

#### Standards

RDS-4: Residential developments shall be designed to foster interaction among residents by being pedestrian-oriented rather than automobile-oriented. This involves providing good physical connections between uses and a well-defined and safe walking environment, orienting buildings to the street, and providing pedestrian amenities and attractive streetscapes. (GP Policy DE-2)

RDS-5: Streetscapes shall be designed with themes that are oriented toward and inviting to pedestrians and cyclists. (GP Policy DE-25)

RDS-6: Dwelling units and amenities shall be provided with sidewalks, pedestrian areas, and bicycle routes to encourage pedestrian activity. (GP Policy DE-18)



**Pedestrian-oriented design by providing direct connections between the sidewalk and front doors**

# DESIGN STANDARDS AND GUIDELINES



RDS-7: All residential development shall be designed to maximize integration with, and safe pedestrian connectivity to, nearby retail centers, parks, transit access areas, and other community features where feasible and desirable. Enhanced paving materials or other techniques shall be used to identify pedestrian connections. (GP Policies DE-24 and DE-33)



**Safe pedestrian connections to nearby uses**

## Guidelines

RDG-2: A variety of design techniques are encouraged to be used to create safe, inviting, and functional pedestrian and cyclist environments in residential developments, including the following (GP Policies DE-17 and DE-20):

- a. Trees planted to provide shade on pedestrian paths, sidewalks, and walkways.
- b. Sidewalks on both sides of the street.



**Street trees and sidewalks on both sides of the street**



## 2. Street Layout

### Standards

RDS-8: All residential development shall provide interconnectivity of the street layout and be designed on a traditional or curvilinear grid street system. Cul-de-sacs may only be used within the grid when the objective of pedestrian and bicycle connectivity is achieved. (GP Policy DE-27)



**Cul-de-sac design with pedestrian and bicycle connectivity**

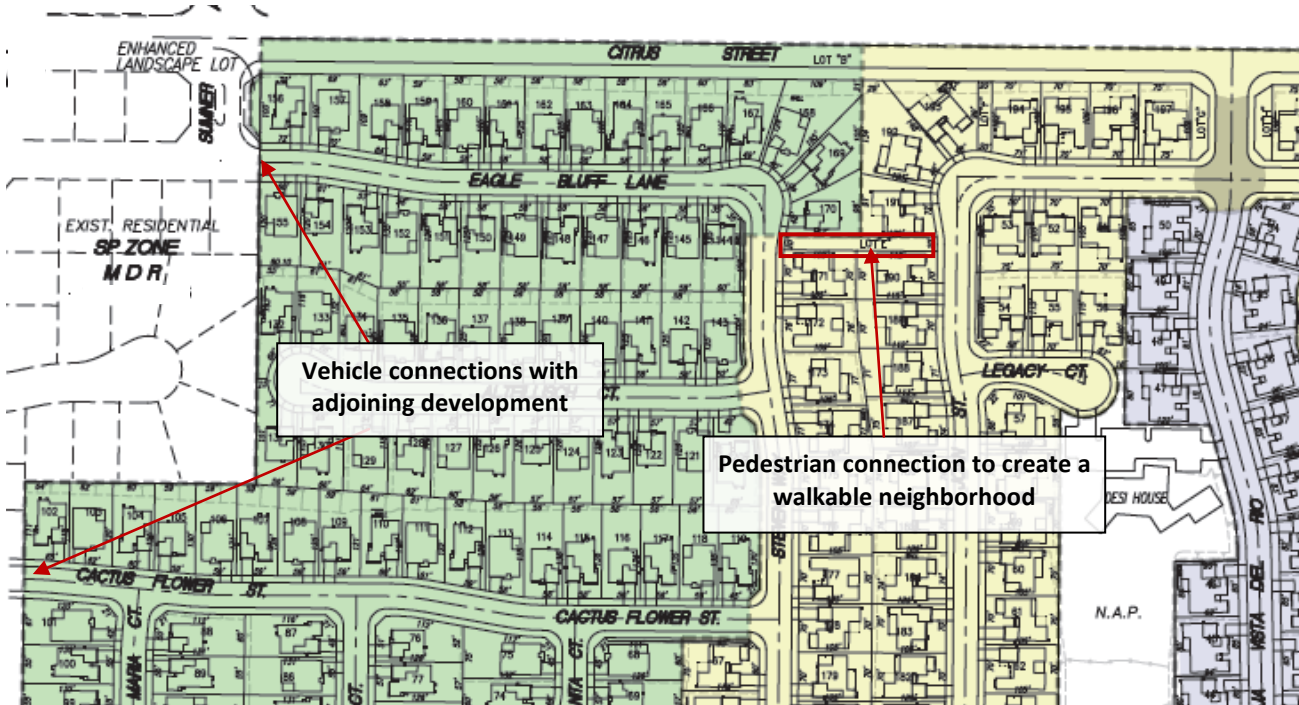
### Guidelines

RDG-3: Residential developments are encouraged to be designed with efficient street circulation patterns that provide visual interest and creativity. The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities, and ensure safe, walkable local neighborhoods.

RDG-4: Short, walkable blocks are encouraged.

# DESIGN STANDARDS AND GUIDELINES

RDG-5: To the extent possible, direct vehicles connections with adjoining properties and developments are encouraged to alleviate congestion on arterials and secondary roadways.



**Direct vehicle connections with adjoining development reduce congestion; pedestrian connections create walkable neighborhoods**

# DESIGN STANDARDS AND GUIDELINES



RDG-6: Traffic-calming features associated with neighborhood streets, such as T-intersections and roundabouts, are encouraged.



**Roundabout**



**Enhanced paving defines the pedestrian crossing and adds visual interest**

### 3. Lot Design, Setbacks, and Floor Plans

#### Standards

RDS-9: Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment. (GP Policy DE-23)



**Landscaped parking areas**

# DESIGN STANDARDS AND GUIDELINES



RDS-10: Site layout shall take into consideration Eastvale's climate by including trees, landscaping, and architectural elements to provide shade. (GP Policy DE-4)

RDS-11: Site layout and design shall address future passive or natural heating and cooling opportunities.

RDS-12: The minimum spacing between two main residential structures shall be 10 feet.

RDS-13: The minimum lot frontage on a knuckle or a cul-de-sac shall be 40 feet measured along the property line, unless otherwise specified in the Zoning Code.

RDS-14: Houses and garages shall be arranged in a manner that creates a harmonious and attractive appearance of varying building heights and setbacks along all streets.



RDS-15: A variety of floor plans shall be included in the development as follows:

- a. 50 or fewer units: minimum of three different floor plans
- b. 51 to 99 units: minimum of four different floor plans
- c. 100 or more units: minimum of five different floor plans and an additional floor plan for every 100 dwelling units above 100 units

# DESIGN STANDARDS AND GUIDELINES



Reverse floor plans shall not be considered a different floor plan for the purpose of meeting minimum floor plan requirements. For development projects that are to be constructed in phases, a phasing plan shall be submitted to ensure that the requirement for the number of floor plans is satisfied.

RDS-16: Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than every fourth house. Adding or deleting false shutters, or similar types of minimal elevation changes, will not suffice as one of the required distinct elevations.



**Three distinct elevations**

## Guidelines

RDG-7: All projects of 10 or more residential lots should include at least one single-story floor plan.

RDG-8: Homes and garages are encouraged to be placed at varying distances from the street and have varying entry locations along the street. Front porches and verandas may encroach into the front yard setback area per the Zoning Code to provide appealing streetscapes.

RDG-9: For projects with lots of 7,200 square feet or greater, the minimum net usable area for development should be a 6,500-square-foot pad or a 10-foot-wide level rear yard area.

## **4. Yard and Street Landscaping**

### Standards

RDS-17: All new residences shall be provided with front yard and parkway landscaping and an automatic irrigation system with a smart controller. Landscaping for each residence shall be provided as follows:

- a. Parkway Landscape Area
  - i. One street tree that shall be planted from a minimum 24-inch box container. Residences on corner lots shall have two additional street trees of the same size.
  - ii. A minimum of eight 5-gallon container shrubs and 15 1-gallon container shrubs shall be appropriately spaced with live ground cover from 1-gallon containers or flats.
- b. Front Yard Landscape Area
  - i. A minimum of one yard tree shall be planted from a minimum 15-gallon container. No tree shall be located within 5 feet of a property line, in a swale, within 5 feet of a utility line, or within 7 feet of the residence.

Plant materials shall be used in compliance with the City's adopted Landscape Guidelines.

# DESIGN STANDARDS AND GUIDELINES



## Guidelines

RDG-10: The planning and design of residential communities are encouraged to make use of existing mature trees or other natural aspects of the site.

RDG-11: Creative project design, such as the use of hardscape, decorative gravels, placement of landscaping for afternoon shade, and water-efficient irrigation systems, is encouraged.

RDG-12: Disturbance to natural landscape and land forms should be minimized.

RDG-13: Additional landscape area for bikeways, recreational trails, neighborhood entry statements, and noise buffering outside of the right-of-way is encouraged in residential development designs.



**With additional landscape area**



**Without additional landscape area**

# DESIGN STANDARDS AND GUIDELINES



## C. RESIDENTIAL ARCHITECTURAL DESIGN

The residential architectural design standards and guidelines in this section are provided to illustrate the quality of design needed for new residential developments, additions, and exterior remodels. The standards and guidelines are intended to help preserve and enhance the character of existing residential neighborhoods and to ensure that changes are aesthetically pleasing and compatible with the community.

### Standards

RDS-18: Residential architectural design shall incorporate human-scaled and pedestrian-oriented designs. Human-scaled design involves articulation of building facades and reduction of building frontage mass to human scale. Pedestrian orientation in building design involves designing homes to face the street and providing pedestrian amenities such as awnings, benches, and attractive street lighting.



**Human-scaled and pedestrian-oriented design with reduction of front building mass**



# DESIGN STANDARDS AND GUIDELINES



RDS-19: The architectural design of residential projects shall reflect attention to detail to produce high-quality architectural design and construction.



**High-quality architectural design**

RDS-20: Side and/or rear exterior elevations of residential buildings visible from any public street or right-of-way shall incorporate architectural treatments in keeping with the front (primary) elevation. This may include building offsets, recessed windows, trellises, overhangs, or other features provided on the front facades. (GP Policy DE-29)



**Architectural treatments in keeping with front elevation**

# DESIGN STANDARDS AND GUIDELINES



RDS-21: Unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint along all sides of homes that are adjacent to or visible to the public (streets, trail, open spaces, etc.).



**Varying setbacks of building footprint**

RDS-22: Where multi-story housing units are proposed adjacent to existing or planned single-family residential homes, building elevations and the location of windows and balconies above the first floor, as well as air conditioning units, shall be designed to ensure visual compatibility and residential privacy. (GP Policy DE-31)

RDS-23: At least 25 percent of the total number of garages in the residential development shall have windows on the garage doors.

RDS-24: All new residences with garages shall be provided with roll-up (i.e., on tracks) garage doors (either sectional wood or steel).

# DESIGN STANDARDS AND GUIDELINES



RDS-25: Where a third garage is provided, the third garage door shall have an increased setback or offset when more than two garage doors face the street.



**Preferred design for three-car garage**



**Not preferred, but third garage shows required additional setback**

## Guidelines

RDG-14: Special site and building design features, such as garage placement to the rear of a lot, use of multiple architectural elevations, window and door articulation, extended overhangs, and building edge treatments (such as arbors, awnings, or trellises), are encouraged.

RDG-15: A variety of features, such as covered front porches and verandas, are encouraged in all new residential development. Covered front porches should be large enough to place typical outdoor chairs or a bench, so that at least two adults can comfortably enjoy sitting on the porch. (GP Policy DE-30)



**Good design for covered front porches**

# DESIGN STANDARDS AND GUIDELINES



RDG-16: Projecting architectural features, such as bowed or bay windows, columns, offset roof planes, and similar features, should be used to create both vertical and horizontal articulation on building elevations.



**Architectural features to create vertical and horizontal building articulation**

RDG-17: Roof articulation is highly encouraged. This may be achieved by changes in plane or through the use of traditional roof forms such as gables, hips, and dormers.



**Roof articulation – gable roof**



**Roof articulation – hip roof**

# DESIGN STANDARDS AND GUIDELINES



RDG-18: A-frame-type roofs and mansard roofs are discouraged, unless part of a coordinated design theme style for the residential development.

RDG-19: Windows should be framed with compatible materials to create well-defined “edge” treatments and to provide distinctive shadows.



**Well-defined window treatments**

RDG-20: A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood.

RDG-21: Colors and materials on adjacent residential structures should vary to establish a separate identity for each dwelling.

RDG-22: The visual impact of garages should be reduced through the use of additional setback from the curb where garage doors face the street.

# DESIGN STANDARDS AND GUIDELINES



RDG-23: Alternative garage designs are encouraged, including:

- a. Side-loaded garages (garage access from the side of the house).
- b. Alley-loaded garages (garage access from an alley).
- c. Detached garages located at the rear of the property, and drive-through or tandem garages.



**Alley-loaded garages**

# DESIGN STANDARDS AND GUIDELINES



## D. RESIDENTIAL WALLS AND FENCES

The following design standards and guidelines are provided to ensure that new walls and fences in residential areas are constructed of high-quality design.

### Standards

RDS-26: Front yard return walls shall not be located within the front yard setback requirement area.

- a. Return walls shall be constructed of masonry (slumpstone or material of similar appearance, maintenance, and structural durability).
- b. The height of the return wall shall be a minimum of 5 feet.<sup>1</sup>



**Return wall for corner lot**



**Return wall and gate between two houses**

---

<sup>1</sup> A “return wall” is the wall that extends from the home, generally at a 90-degree angle, to the wall on the property line.

# DESIGN STANDARDS AND GUIDELINES



RDS-27: Side yard gates must be installed as required by the Eastvale Building Code to provide access from the front to the rear of the house. Side yard gates may not be constructed of wood.

RDS-28: All new residences shall include rear and side yard fencing constructed of masonry block or vinyl at a minimum of 5 feet in height.

- a. Side and rear yard walls facing local streets or open to the public view shall be constructed of decorative block, stucco, or other attractive and durable material.
- b. Vinyl fencing is not allowed in areas open to public view.

## Guidelines

RDG-24: Sound walls or fences along streets other than urban arterials and major or secondary highways should be used only if no other feasible design solutions are available to reduce the impact of roadway noise on residential areas. Additional guidelines for sound walls are provided in the Noise Chapter of the Eastvale General Plan. (GP Policy DE-14)

RDG-25: Wrought iron or tubular steel fence sections may be included where view opportunities and/or terrain warrant its use. Where privacy is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of view opportunities. A combination of a 2-foot to 3-foot-high solid wall base with a wrought iron or tubular steel fence section between solid pilasters is a recommended design alternative.



# DESIGN STANDARDS AND GUIDELINES



## E. RESIDENTIAL LANDMARKS, ENTRYWAYS, AND AMENITIES

The design standards and guidelines in this section are provided to promote the use of residential entryways to assist passing motorists to easily identify various neighborhoods in the city. City entry monuments are addressed in the City's Entryway Master Plan.

### Standards

RDS-29: Neighborhood entryway statements shall incorporate human-scaled design, pedestrian orientation, readily defined entryways, focal and/or gathering points, and a distinctive image of the development. (GP Policy DE-2)



**Human-scaled design entryway statements**

RDS-30: The entry points shall be defined by the use of landscaping, trees, and/or architectural elements. (GP Policy DE-10)

RDS-31: Entry monuments shall be designed to be vandal-resistant. Lettering or images shall be designed as integral parts, rather than features fastened to the sign.

### Guidelines

RDG-26: Neighborhood entryways should be designed to complement the overall appearance of Eastvale.



**Readily defined entry point**

# DESIGN STANDARDS AND GUIDELINES



RDG-27: Entryway design treatments, such as fountains, attractive signage, or natural features (e.g., rows of trees), are encouraged.

RDG-28: The entryway to each residential neighborhood should provide a clear sense of arrival and set the tone for the overall design quality in Eastvale. (GP Policy DE-10)



**Entryway with a clear sense of arrival**

RDG-29: Neighborhood entryway features should be designed to assist passing motorists to easily identify the development.



**Neighborhood entryway**

# DESIGN STANDARDS AND GUIDELINES



RDG-30: Recreational amenities, such as water features, parks, and other open space assets, are encouraged to be located adjacent to major roads and community entry points to enhance community appearance and identity.



**Neighborhood park**



**Pedestrian path**

RDG-31: Cast iron, cast aluminum, brick-encased, slumpstone-encased, or masonry-encased curbside mailboxes are encouraged.

RDG-32: All new residences should have at least one clean-burning fireplace.

## 5. NONRESIDENTIAL DESIGN STANDARDS AND GUIDELINES

The design standards and guidelines in this chapter apply to all type of nonresidential developments such as commercial, industrial, public facilities, and parks. New and existing nonresidential developments are subject to the design standards and all applicable regulations in the Eastvale Zoning Code and are encouraged to satisfy the design guidelines in this chapter. The design standards and guidelines are provided to ensure that nonresidential developments are designed with the basic principles of high-quality urban design.

### A. NONRESIDENTIAL SITE DESIGN

Street design and layout of all nonresidential developments shall comply with the nonresidential site design standards and are encouraged to satisfy the nonresidential site design guidelines provided in this section. Design standards and guidelines for site layout, landscaping, and amenities for commercial, business park, industrial, public facilities, and other nonresidential developments are provided to ensure that all new and existing developments provide and maintain appealing streetscapes and promote a walkable and bikeable community.

#### 1. Site Layout and Pedestrian Orientation

##### Standards

NRDS-1: All nonresidential development shall adhere to the basic principles of high-quality urban design, including but not limited to human-scaled design, pedestrian orientation, interconnectivity of street layout, siting major buildings to hold corners, readily defined entryways, gathering points, and landmarks. (GP Policy DE-2)



**Siting buildings to hold corners**



**Gathering points**

# DESIGN STANDARDS AND GUIDELINES



NRDS-2: High-quality urban design shall be used on all public and private projects to reinforce Eastvale’s image as a contemporary community with vibrant, livable neighborhoods and walkable pedestrian- and bicycle-oriented development. (GP Policy DE-1)

NRDS-3: Site layout and building design shall take into consideration Eastvale’s climate by including trees, landscaping, and architectural elements to provide shade. (GP Policy DE-4)



**Shaded seating area in retail center**



**Shaded walkway along storefront**

NRDS-4: Nonresidential building entrances shall provide easy, attractive accessibility to pedestrian walkways and pathways. (GP Policy DE-21)

NRDS-5: Safe and well-defined pedestrian connections from buildings to parking areas, from buildings to the adjoining street(s), and among buildings on the same site shall be provided. (GP Policy DE-24)

NRDS-6: All commercial developments shall be designed to maximize integration with and safe pedestrian connectivity to nearby residential neighborhoods, parks, transit access areas, and other community features where feasible and desirable. (GP Policy DE-24)



**Retail building entrance with easy access to pedestrian pathway and parking**

# DESIGN STANDARDS AND GUIDELINES



CITY OF EASTVALE

NRDS-7: Enhanced paving materials or other techniques shall be used to identify pedestrian connections. (GP Policy DE-24)



**Office building entrance with easy access to pedestrian pathway and parking**

# DESIGN STANDARDS AND GUIDELINES



## Guidelines

NRDG-1: Buildings and amenities are encouraged to be located along sidewalks, pedestrian areas, and bicycle routes to encourage pedestrian activity. (GP Policy DE-18)

NRDG-2: Except where site conditions make it infeasible, new commercial development should be designed to front or have a presence along all street frontages. The intent is to enhance the pedestrian scale of new development and minimize the presence of parking, circulation, and loading areas as the primary visual features of development. (GP Policy DE-13)

NRDG-3: A variety of design techniques are encouraged to be used to create safe, inviting, and functional pedestrian and cyclist environments, including the following designs (GP Policies DE-17 and DE-20):



**Buildings along street frontage**

- a. Trees planted to provide shade on pedestrian paths, sidewalks, and walkways.
- b. Safe, separated pedestrian walkways.
- c. Safe, visible bicycle parking.
- d. Benches and/or seating areas.
- e. Wide sidewalks on both sides of the street.



**Trees along pedestrian pathway**



**Benches/seating area**

# DESIGN STANDARDS AND GUIDELINES



NRDG-4: New development and public projects should create streetscape designs with themes that are oriented toward and inviting to pedestrians and cyclist. (GP Policy DE-25)

## 2. On-Site Landscaping

### Standards

NRDS-8: A minimum of 15 percent of the site shall be landscaped in industrial and business park development and 10 percent in retail development.

NRDS-9: A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways.

NRDS-10: Common lots, such as water quality basins, shall be provided with landscaping consisting of decorative ground covers, shrubs, and trees.



**Water quality basin**

## 3. Amenities and Public Art

### Standards

NRDS-11: Public art is a required component of all significant City projects and in private development projects where public funding is applied. (GP Policy DE-12)

### Guidelines

NRDG-5: Public art (statues, sculptures, fountains, and monuments) and other design features should be used to enliven the public realm in private development projects. (GP Policy DE-11)



**Fountains as public art**



# DESIGN STANDARDS AND GUIDELINES



NRDG-6: Commercial developments should have public open space areas such as plazas, courtyards, expanded walkways, or other areas suitable for small gatherings. The public open space areas should be sized appropriately for the development. (GP Policy DE-19)

NRDG-7: Buildings should feature outdoor use areas such as plazas and open air seating in cafés and restaurants wherever possible. (GP Policy DE-39)



**Plaza and courtyard**



**Outdoor dining**

# DESIGN STANDARDS AND GUIDELINES



## B. NONRESIDENTIAL ARCHITECTURAL DESIGN

The architectural design of new and renovation of existing nonresidential developments (commercial, industrial, business park, public facilities, etc.) shall comply with the architectural design standards and is encouraged to satisfy the architectural design guidelines provided in this section. Architectural design standards and guidelines are provided to illustrate the minimum quality of design needed for new nonresidential developments and renovation of existing developments. The standards and guidelines are intended to help preserve and enhance the character of Eastvale and to ensure that changes are aesthetically pleasing and compatible with the community.

### Standards

NRDS-12: Buildings shall include human-scaled details such as windows facing the street, awnings, and architectural features that create a visually interesting pedestrian environment. (GP Policy DE-22)



**Human-scaled design to create a visually interesting pedestrian environment**

# DESIGN STANDARDS AND GUIDELINES



NRDS-13: The exterior of buildings shall reflect attention to detail to produce high-quality architectural design and construction. Where side and/or rear exterior elevations of buildings are visible from any public street or right-of-way, they shall incorporate architectural treatments in keeping with the front (primary) elevation. (GP Policy DE-29)

NRDS-14: Nonresidential developments shall be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (GP Policy DE-34)

NRDS-15: Unarticulated, “boxy” structures shall be broken up by creating horizontal emphasis through the use of trim, varying surfaces, awnings, eaves, or other ornamentation and by using a combination of complementary colors. (GP Policy DE-38)



**Example of well-articulated “big box” structure**

# DESIGN STANDARDS AND GUIDELINES



NRDS-16: Industrial developments that are visible from public roadways and/or from adjacent properties shall incorporate high-quality design principles, such as orienting offices and enclosed structures toward street frontages and providing visually interesting building facades. (GP Policy DE-45)

## Guidelines

NRDG-8: Nonresidential developments are encouraged to not rely on the use of “standard designs” or “corporate architecture”; instead, they are encouraged to improve the design to meet the City’s overall standards for quality. (GP Policy DE-3)

NRDG-9: When more than one structure is on a commercial or other nonresidential site, they should be linked visually through architectural style, colors and materials, signage, landscaping, design details such as light fixtures, and the use of arcades, trellises, or other open structures. (GP Policy DE-37)



**Use of arcades to visually link buildings**

# DESIGN STANDARDS AND GUIDELINES



## C. NONRESIDENTIAL PARKING

Parking design standards and guidelines are provided to ensure that parking areas in commercial/retail center, business park, industrial complex, and all other nonresidential developments are designed to not detract from the inviting pedestrian environment in Eastvale.

### Standards

NRDS-17: All parking areas shall be screened with landscaping and/or decorative walls from all residential developments and pedestrians along the public right-of-way.



**Screening of parking areas**

NRDS-18: Commercial, industrial, and public projects shall be designed to minimize the visibility of parked vehicles from public streets. (GP Policy DE-35)

NRDS-19: Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment. (GP Policy DE-23)

# DESIGN STANDARDS AND GUIDELINES



NRDS-20: Parking lots and structures shall be designed to be functionally and visually integrated and connected. (GP Policy DE-41)



**Trellis in parking lot to link buildings**

NRDS-21: Where possible, parking lots shall be located behind or on the side of buildings to reduce their visual impact. (GP Policy DE-35)



**Parking lots behind buildings**



**Parking lots on side of buildings**

# DESIGN STANDARDS AND GUIDELINES



NRDS-22: Heavy truck and vehicular access shall be designed to minimize potential impacts on adjacent properties. (GP Policy DE-36)

NRDS-23: Loading facilities for uses requiring delivery from large trucks shall be screened from public view and located away from residential uses. (GP Policy DE-40)

NRDS-24: Industrial developments that are visible from public roadways and/or from adjacent properties shall incorporate high-quality design principles, including the following:

- a. Use landscape buffers around parking lots and industrial structures.
- b. Use visually appealing fences and walls.
- c. Screen loading facilities and storage areas from public view along collectors and arterials.



**Screening of loading areas**

# DESIGN STANDARDS AND GUIDELINES



NRDS-25: All outdoor storage areas shall be visually screened with attractive fencing/walls and landscaping. (GP Policy DE-44)



**Screening of outdoor storage area**



# DESIGN STANDARDS AND GUIDELINES



## Guidelines

NRDG-10: Parking lots should be screened and separated into smaller units with landscaping or low walls. (GP Policy DE-42)



**Use of landscaping to separate parking lots into smaller units**

NRDG-11: Parking for alternative modes of transportation, such as preferential parking for carpools/vanpools, motorcycles or alternative-fuel vehicles, and bicycles, should be incorporated into parking plans for major commercial development projects. (GP Policy DE-43)



**Parking of alternative modes of transportation near main entrances**

# DESIGN STANDARDS AND GUIDELINES



## D. ENTRYWAY STATEMENTS

New nonresidential developments are required to comply with the design standards for entryway statements and are encouraged to satisfy the design guidelines provided in this section. The design standards and guidelines are provided to promote the use of appealing entryway design throughout Eastvale.

### Standards

NRDS-26: Entry points shall be defined by the use of landscaping, trees, and/or architectural elements. (GP Policy DE-10)

### Guidelines

NRDG-12: Entryways should be designed to provide a clear sense of arrival and set the tone for the overall design quality in Eastvale.



**Commercial entry points**