

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, May 21, 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, Patel, Vice-Chairperson Tessari and Chairperson Valentine.

Staff present: City Attorney Cavanaugh, Planning Director Norris, Senior Planner Kith, Assistant Planner Corcoran, and Recording Secretary Wuence.

Commissioner Patel led the Pledge of Allegiance.

3. ADDITIONS/DELETIONS TO THE AGENDA:

There were no Additions/Deletions to the Agenda.

4. PRESENTATIONS/ANNOUNCEMENTS:

There were no Presentations or Announcements.

5. PUBLIC COMMENT/CITIZEN PARTICIPATION:

There were no Public Comments/Citizen Participation.

Chairman Valentine noted that any local organizations that would like to lead the Pledge of Allegiance at future Planning Commission meetings are welcome and encouraged to do so.

6. CONSENT CALENDAR:

6.1 Approval of minutes from March 19, 2014 meeting.

Motion: Moved by Patel, seconded by Oblea to approve the Consent Calendar as presented.

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

The order of the agenda was changed and Item 8.1 was addressed at this time.

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.

Senior Planner Kith provided the staff report and PowerPoint presentation for the item.

Commissioner Oblea inquired on GDS-11 and whether there was anything that specifies the types of groundcover that should be used in major roadway landscaping to ensure it stays green year round. Planning Director Norris noted that plant material is decided upon in cooperation with JCSD, who maintains the rights-of-way. He noted that verbiage would be added to specify low-maintenance plants and eventually there would be a city approved list of trees and plants.

There was discussion about the maximum degree of angle that a landscaped berm can be when it is next to a wall that is 6 feet or higher. It was noted that a 22 ½ degree (2/1) angle maximum is in place to prevent topsoil runoff.

Commissioner Tessari inquired about a standard for pedestrian and bicycle access between developments. Senior Planner Kith noted that it had been included in the Standards and Guidelines.

There was discussion about placing benches with overhead cover intermittently in the setback between the sidewalk and the wall along the major arterial right-of-ways to make them senior-friendly. Staff would consult with Public Works Department to find a way to incorporate benches and shade elements as a guideline for all future developments.

Commissioner Tessari noted that bike-lanes and bike racks should be included in any future developments. Planning Director Norris noted that a comprehensive Bicycle Master Plan is being created, and will address bicycle lanes. He also commented that parking spaces for bicycles are covered in the zoning code.

Commissioner Tessari noted that commercial retail signage should require English translation for any business that uses a foreign language on signs. Staff would report back after a comprehensive update of all sign regulations.

Commissioner Patel commended staff on their work creating the presentation. She inquired about whether the existing neighborhood ordinance disallows chain link fences. Staff noted that the neighborhood preservation standards that are in the zoning code disallow chain link fences in front or side yards visible from public areas; however, certain properties may be exempt due to size or having been grandfathered in.

Commissioner Patel inquired whether an automatic irrigation system guideline would not allow for environmentally friendly systems. Staff noted that the document references the City's adopted Landscape Guidelines that detail landscape material and irrigation systems.

There was discussion about the existence of different garage door types other than the roll-up style.

Commissioner Patel noted that there was no mention of a guideline or preference for paved non-residential parking areas to be environmentally friendly. Staff would check with Public Works to determine if they have water run-off concerns.

Commissioner Patel requested that the verbiage on NRDG-1 (page 37) regarding buildings and amenities located along sidewalks be rewritten for clarity.

Commissioner Patel commended staff for the requirement of public art on projects where public funding is applied.

Commissioner Patel suggested the inclusion of the words "Business Parks" for standard NRDS-18 (page 43).

Commissioner Patel noted that there may be a need for mention of compliance with AB-1103 Non-Residential Energy Use Disclosure law in the document. Staff noted that these Standards and Guidelines were focused on design and appearance, whereas energy use should be addressed as a separate topic.

Commissioner Charlson noted some confusion about the material requirements mentioned on page 5. Planning Director Norris clarified that wood is still allowed to be used and is rarely used by builder; however, not in areas visible from the right-of-way.

Commissioner Charlson noted that GDS-9 (page 7) regarding landscaping in the public right-of-way should include a requirement that corner house side yards use low-maintenance plant material to minimize the negative effect of neglected maintenance by homeowners.

Commissioner Charlson requested that for RDS-25 (page 25), a specific distance be included in the Standards for the third garage door setback. Staff would look into the minimum size for garages and whether setting a requirement of 2-feet for increased setback or offset would cause construction issues.

Commissioner Charlson noted some confusion between RDS-28 (page 30) and GDS-3 (page 5) regarding the allowance of wood and vinyl materials for side yard fencing. Planning Director Norris noted that the Standards would be changed to disallow wood fencing for any new construction or improvements to existing structures.

Commissioner Charlson requested that any new large commercial construction be required to have rear access to buildings for large trucks. Planning Director Norris noted that it would be added to the Standards (page 45).

Chairman Valentine inquired whether new homes on Limonite are required to have noise preventative design standards due to the truck traffic on the street. Planning Director Norris noted that homes being built in that area are designed to be compliant with exterior and interior noise levels through the CEQA process.

Chairman Valentine requested everything be done to ensure a reduction in water usage for landscaping. There was discussion about coordinating with JCSD to measure current water usage for landscaping and calculating future usage.

Commissioner Tessari noted that he would like to require developers to have the same standard for all windows and window trim throughout the houses. Planning Director Norris noted that a guideline would be added for all windows to be trimmed consistently throughout the house.

Motion: Moved by Charlson, seconded by Patel to recommend adoption of the proposed Eastvale Design Standards and Guidelines with recommended modifications as discussed to the City Council.

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

At this time the Commission returned to address Item 7.1

7. **PUBLIC HEARING ITEMS:**

- 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.

Assistant Planner Corcoran provided the staff report and PowerPoint presentation for the item.

The Public Hearing was opened at 7:09 p.m.

Amelia Loera, owner of Tio’s Mexican Restaurant, was present and stated that the business is family-owned, and focuses on quality food sales rather than alcohol sales. They have four other locations with CUPs and never had issues.

Commissioner Oblea inquired about outside dining and alcohol consumption, and whether there would be live entertainment. Staff noted that the license is limited to onsite alcohol sales and consumption. Ms. Loera noted that there would be no live entertainment.

Chairman Valentine reviewed the findings and revisions to conditions of the Permit. There was extensive discussion regarding the suggested additional conditions to the Permit. City Attorney Cavanaugh noted that some of the suggested additional conditions should be listed as guidelines rather than conditions. Commissioner Patel noted that other restaurants have not had these conditions placed on them. It was decided that only the suggested additional condition requiring all servers be provided with internal “responsible beverage service training” would be added.

The Public Hearing was closed at 7:54 p.m.

Motion: Moved by Charlson, seconded by Oblea to approve the Conditional Use Permit No. 14-0032, subject to the modifications prepared by staff and the Commission.

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

Commissioner Patel made a recommendation to staff that this condition be communicated to all existing CUP holders seeking their proactive assistance in making the community strong and safe. As a proactive measure, a letter from the

City could be sent to all establishments requesting they provide responsible beverage service training and a copy provided to LEAFF and the Public Safety Commission.

City Attorney Cavanaugh would pass the recommendation to City Manager Jacobs.

Chairman Valentine expressed concern over the accuracy of the minutes from a past meeting regarding disapproval of the project off of Archibald, near 65th. The project went to the City Council on April 9 and passed. Chairman Valentine noted that options for the Council were provided, the project was approved, and Ordinance 2014-04 was passed. The ordinance states that the Planning Commission approved the EIR, which he believes is inaccurate.

Commissioner Oblea and Patel noted that the Planning Commission did approve the amendments to the EIR, which had been approved by the County of Riverside. The project, however, was not approved by the Planning Commission.

Staff would check the record and minutes to clarify.

9. COMMISSION COMMUNICATIONS:

Chairman Valentine noted that Commissioner Oblea was officially appointed to the Economic Development Commission. Commissioner Patel was also appointed; however, it was not yet official.

Vice-Chairman Tessari encouraged everyone to look at the new marquee sign at Clara Barton Elementary. He noted that a review of the marquee can be submitted to the CNUSD website and possibly more would be put up if the feedback was positive.

City Attorney Cavanaugh commended the Planning Commission for their thoroughness in reviewing the applications submitted for approval.

Commissioner Patel commended Planning Staff on their professionalism.

10. CITY STAFF REPORT:

There was no City Staff Report.

11. ADJOURNMENT:

There being no further business the meeting was adjourned at 8:04 p.m.