

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, February 19, 2014
6:00 P.M.**

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

1. *CALL TO ORDER*

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

2. *ROLL CALL/PLEDGE OF ALLEGIANCE:*

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

Staff present: City Attorney Cavanaugh, Assistant Planning Director Norris, Planner Teague, Senior Engineer Indrawan, Assistant City Clerk Hall.

Commissioner Patel led the Pledge of Allegiance.

3. *REORGANIZATION OF THE PLANNING COMMISSION/SELECTION OF NEW CHAIR AND VICE CHAIR FOR 2014*

Motion: Moved by Valentine, seconded by Oblea to select Fred Valentine as Chairman.

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

Motion: Moved by Patel, seconded by Charlson to select Joe Tessari as Vice-Chairman.

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

4. *ADDITIONS/DELETIONS TO THE AGENDA:*

There were no Additions/Deletions to the Agenda.

5. *PRESENTATIONS/ANNOUNCEMENTS:*

There were no Presentations/Announcements.

6. PUBLIC COMMENT/CITIZEN PARTICIPATION:

There were no Public Comments/Citizen Participation.

7. CONSENT CALENDAR:

7.1 Minutes – December 18, 2013 Regular Planning Commission Meeting.

Recommendation: Approve the minutes from the December 18, 2013 Planning Commission Meeting.

Commissioner Patel asked for changes to be made to the minutes.

Motion: Moved by Charlson, seconded by Valentine to approve the minutes with changes.

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

8. PUBLIC HEARING ITEMS:

8.1 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. (Cathy Perring, Assistant Planning Director)

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 Quality 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 associate improvements, subject to conditions of approval.

Assistant Planning Director Perring introduced the item and Planner Teague. She presented a PowerPoint presentation reviewing the basic of the project and the zoning of the land surrounding the project site. She went on to explain Staff's reasoning behind the recommendation of supporting the change of zone.

Planner Teague went on to review the Environmental Impact Report for the project.

Assistant Planning Director Perring discussed Staff's recommendation and how the Housing Element would be affected. She discussed the funding that the City would receive per the Conditions of Approval that would assist in updating the Housing Element to mitigate the loss of housing on the project site.

Ward Mace, a representative of the project applicant, discussed the background of his company and the evolution of the project. He went on to discuss the planned use of the site, the fiscal impact analysis, design of buildings, site amenities and conceptual plans for the business park and commercial sections of the project.

The Public Hearing was opened at 6:53 p.m.

Rania Hamdy, a resident, stated that she and many of her neighbors were in opposition of the project. She stated that the City of Ontario was building homes near the site, and that the site should contain more retail, not industrial buildings. She went on to mention that there were many vacant industrial buildings surrounding the project and that there may not be local businesses in the City that were interested in moving into a business park. She felt that traffic was already bad and that industrial buildings would worsen the situation. She was also not in favor of the existing specific plan for high density housing.

Grace Guo, a resident, supported what Ms. Hamdy had stated. She added that the area was not ideal for an industrial project.

Brian Bentrrott, a resident, stated that he felt the area was perfect for large warehouses. He added that there was less than 3% vacancy in large warehouses. He went on to state that he felt the commercial allocation was good for the proposed type of site.

Commissioner Oblea and Staff discussed the Environmental Impact Report and potentially needing clarification on some of the language. There was additional discussion regarding the summary of alternatives listed in the document.

Commissioner Oblea indicated that he would only be comfortable certifying the Environmental Impact Report if changes were made.

Commissioner Oblea expressed concern that four large warehouses would not create jobs as the applicant had indicated. He also expressed concern that changing the specific plan that was previously approved would remove the elementary school that was part of the original plan.

There was discussion regarding plans for local schools.

Commissioner Oblea stated that the City's General Plan called for no light industrial projects south of Cantu-Galleano Ranch Road, and that the City of Ontario was placing homes and commercial retail adjacent to the proposed project site.

Vice-Chairman Tessari agreed with Commissioner Oblea. He felt that the jobs count for the proposed project was high and added that the City would be able to capture revenue from the neighboring housing if a retail project was placed on the site. He inquired if tenants were already lined up for the proposed industrial buildings.

Mr. Mace stated that tenants were not lined up at the time, but there were interested parties that the applicant was in contact with. He added that the proposed warehouse jobs typically paid higher wages than retail jobs.

There was discussion regarding the types of industrial and warehousing that could potentially be put in the warehouses.

There was discussion regarding the potential hospital on the project site.

There was discussion regarding the maintenance of the project sites common areas.

Commissioner Patel expressed concern with the amount of industrial proposed in the project. She went on to state that it would not be feasible for the project to house business incubators, but there was a possibility that the project would work as an accelerator for established, growing businesses. She discussed the current demand for warehousing in the region and discussed the jobs that would go along with warehousing. She expressed that the project needed more business park area.

Commissioner Patel added that she would be concerned with the City's Housing Plan compliance if the zone change went through, and expressed concern about the timing of actual development on the project site, and what would happen to the commercial portion of the project if market conditions changed.

Planner Teague stated that the Specific Plan would require commercial uses to be constructed in the planned commercial section of the project site, unless the applicant returned to the Commission to change the project.

There was discussion regarding the likelihood of the proposed hospital use on the project site, and how long the approval process takes for a hospital to be approved.

Commissioner Charlson stated that he had serious reservations about the projects negative fiscal impact to the City until the proposed hospital or hotel were built. He also had issues with the jobs projection for the project. He felt that a different type of development would be more beneficial in the proposed area. He added that he had a concern with the design placing flood control basins near the business park. Commissioner Charlson stated that overall, he liked the project but felt it was too close to homes.

There was discussion regarding the amount of commercial acres left to develop in the City.

There was discussion regarding the notification process for the project and public hearing.

Chairman Valentine and Assistant Planning Director Perring discussed the problem of removing and having to relocate the high density housing locations.

There was discussion regarding the State requirements for high density housing.

There was discussion regarding the hotel and commercial buildings.

There was discussion regarding the business park area uses.

The specific uses of the industrial warehouse buildings were discussed, as well as the trends in distribution businesses and the impact that the project's traffic would have on Hamner Avenue.

There was discussion regarding the water basin being included in the acreage displayed for the business park. The business park area included 14 acres of actual business park use and 8 acres of water retention basins.

There was additional discussion regarding high density housing.

There was discussion regarding the warehouses that were currently being built in the City of Chino, near the City's western border.

Two letters had been received in response to the Environmental Impact Report. Staff indicated that some clarifications may be looked at, but there was nothing new to include in the document.

There was discussion regarding the options that the Commission had to vote on, and the process for making a recommendation to the Council.

There was discussion regarding alternative design concepts that had been considered. Lang Cottrell, with Goodman Birtcher, was available to discuss the process that Goodman Birtcher had gone through with the City prior to presenting the plan to the Commission.

The Public Hearing was closed at 8:23 p.m.

There was additional discussion regarding the project, potentially limiting the uses of the warehouse buildings, lowering the amount of industrial space in the project, and modifying the plan to exclude industrial buildings fronting Hamner Avenue.

There was discussion regarding the process of recommending approval or denial.

There was additional discussion regarding the size and placement of industrial buildings proposed in the project, and increasing the business park and commercial portions of the project.

It was the consensus of the Commission that the Public Hearing should be continued.

The Public Hearing was reopened at 8:40 p.m.

Motion: Moved by Oblea, seconded by Tessari to continue the Public Hearing to March 19, 2014.

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

9. COMMISSION COMMUNICATIONS:

Commissioner Charlson asked for an update on the wood fence that was to be replaced as part of the New Day Church building project.

Commissioner Oblea thanked everyone for the opportunity to be a part of the Commission.

10. CITY STAFF REPORT:

City Manager Jacobs reminded everyone that February 26, 2014 was the Joint Meeting with the Planning Commission and City Council regarding the Leal Property Strategic Plan.

11. ADJOURNMENT:

There being no further business the meeting was adjourned at 8:45 p.m.