

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, March 5, 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: Commissioner Oblea, Vice-Chairman Tessari and Chairman Valentine.

Commissioners absent: Commissioners Charlson and Patel.

Commissioner Patel arrived at 6:33 p.m.

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

Chairman Valentine 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/Announcements.

5. *PUBLIC COMMENT/CITIZEN PARTICIPATION:*

There were no Public Comments/Citizen Participation.

6. *CONSENT CALENDAR:*

There were no Consent Calendar items.

7. PUBLIC HEARING ITEMS:

- 7.1 **PROJECT NO. 12-0750** – Change of Zone from Heavy Agriculture to Industrial Park, Revised Tentative Parcel Map No. 35865, and Major Development Review for the development of the Eastvale Business Park consisting of 11 new industrial buildings ranging from 26,600 square feet to 254,810 square feet, one two-story office building of approximately 33,600 square feet, two retail buildings of 4,400 square feet and 6,200 square feet, and associated improvements on a 53.37-acre site. An Addendum to the certified Final Environmental Impact Report (SCH #200808117) and Mitigation Monitoring and Reporting Program has been prepared for this project. (Kankia Kith, Senior Planner)

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

1. Adopt an Addendum to the certified Final Environmental Impact Report (SCH #200808117) and Mitigation Monitoring and Reporting Program for the project.
2. Approve the Change of Zone from Heavy Agriculture to Industrial Park, subject to conditions of approval.
3. Approve the Revised Tentative Parcel Map No. 35865, subject to conditions of approval.
4. Approve the Major Development Review for the development of a business park, subject to conditions of approval.

Chairman Valentine opened the public hearing at 6:03 p.m.

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

There was discussion regarding the original reason for the County of Riverside reducing the number of truck bays in the previously approved project.

There was discussion regarding the transportation plan for the project. Senior Engineer Indrawan was available to discuss the traffic study and the project developer's contribution to the City-wide Truck Route Study if the project was approved.

Jim Bock, Project Manager for the applicant, discussed the project and stated that the applicant agreed with the Conditions of Approval.

There was discussion regarding the mitigation and possible damages caused to City roadways.

Eric Evens, with Urban Crossroads, discussed the proposed project and the associated traffic study.

There was discussion regarding the traffic on Limonite near residential zoning and the number of truck trips the proposed project would create.

There was additional discussion regarding the construction of roadways and truck routes of surrounding jurisdictions.

Eric Evens discussed the planned roadway improvements adjacent to the project.

There was discussion regarding how homes built near urban arterial streets had specific requirements for noise mitigation.

Commissioner Patel arrived at 6:33 p.m.

There was discussion regarding the easement and buffering between the proposed project and the housing adjacent to the southern border of the project.

There was discussion regarding the undeveloped property directly north of the proposed project site.

Commissioner Patel stated that she had met with the applicant prior to the meeting.

There was discussion regarding the traffic flow in and out of the proposed project site.

Mike Gracia, a resident, stated that he would like to see a traffic plan that avoided allowing commercial trucks to travel down Limonite Avenue. He added that the Leal Property Specific Plan would also be adding traffic to Limonite Avenue and that the City needed to look at road options in the area. He asked that the Conditions of Approval for the project reflect that the roadway improvements must be completed prior to any building foundations being poured.

Engineer Indrawan responded that there was a Condition of Approval for the project that would require that the developer contribute to a study for truck routes throughout the City. He added that the developer could also imposed CC&R's that would encourage tenants to work with the City on truck routes. He discussed pavement design and efforts that had been made to address the issue of traffic on Limonite Avenue.

There was discussion regarding the roadways on the interior of the project, similar projects that had been built, and the typical uses of the proposed type of project.

There was discussion regarding the Airport Authority that had to review projects that fell within the airport area, and the restrictions on projects in those areas.

There being no further comments the Public Hearing was closed at 6:54 p.m.

Vice-Chairman Tessari expressed concern with truck traffic on Limonite Avenue and felt that the proposed project's light industrial buildings should be a smaller size in order to facilitate businesses other than distribution centers.

Chairman Valentine stated that he liked the project but was also concerned with traffic on Limonite Avenue. He would like to see traffic directed down Archibald instead of Limonite.

There was discussion regarding the building sizes and footprints of the various elements of the project.

Commissioner Patel discussed the projects surrounding the proposed site and felt that truck traffic heading to and from the airport would not be using Limonite Avenue. She added that the developer made concessions by adding retail and office space to the project.

Chairman Valentine expressed that he was concerned with the impact the proposed project, as well as surrounding projects, would have on residents.

There was discussion regarding the process of making a recommendation to the City Council.

There was additional discussion regarding the traffic impacts associated with the proposed project, and improvements to the surrounding roadways.

Motion: Moved by Patel, seconded by Oblea to approve Staff's recommendation.

Motion failed 2-2-1 with Patel and Oblea voting aye, Valentine and Tessari voting no, and Charlson absent.

Motion: Moved by Tessari, seconded by Valentine to reject the project without prejudice, asking the applicant to mitigate potential traffic impacts by shrinking the industrial building sizes.

Motion carried 3-1-1 with Oblea, Tessari and Valentine voting aye, Patel voting no, and Charlson absent.

8. COMMISSION COMMUNICATIONS:

Chairman Valentine asked that the City Attorney provide the Planning Commission with a refresher on information regarding planning issues, California planning laws, and other necessary information at a future meeting.

There was discussion regarding the type of specific information that the Commission was requesting.

There was discussion regarding a representative being appointed to the Economic Development Committee. The City Council would make the appointment due to multiple Commissioners being interested in being appointed.

Commissioner Oblea inquired about the standing water near the Eastvale Community Park.

Staff was to look into the water retention issue at the site.

9. CITY STAFF REPORT:

There was no City Staff Report.

10. ADJOURNMENT:

There being no further business the meeting was adjourned at 7:27 p.m.