

*MINUTES*

**REGULAR MEETING OF  
THE PLANNING COMMISSION  
OF THE CITY OF EASTVALE  
Wednesday, December 18, 2013  
6:00 P.M.**

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

**1. CALL TO ORDER**

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

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

Assistant City Clerk Hall called roll.

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

Commissioners absent: Commissioners Charlson and Tessari.

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

Vice-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:**

**6.1 Minutes – November 20, 2013 Regular Planning Commission Meeting.**

Recommendation: Approve the minutes from the November 20, 2013 Planning Commission Meeting.

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

**Motion carried 3-0-2, with Commissioners Charlson and Tessari absent.**

**7. PUBLIC HEARING ITEMS:**

- 7.1 **PROJECT NO. 11-0354** – General Plan Amendment, Change of Zone, Major Development Plan Review and Conditional Use Permit for the development of an Arco Gas Station facility, a convenience store, restaurant, and a drive-through automatic car wash facility in one building, a second building for a sit-down restaurant, and a third building for a drive-through restaurant on an approximately 1.7-acre site. A second Conditional Use Permit is also being requested for the gasoline service station with concurrent sale of beer and wine in the Arco AM/PM convenience store. **Continued from November 20, 2013.** (Kanika Kith, Senior Planner)

**Recommendation:**

That the Planning Commission forward a recommendation to the City Council to take the following actions:

1. Adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).
2. Approve a General Plan Amendment, Change of Zone, Development Plan Review, and Conditional Use Permit for a drive-through automatic car wash facility and a drive-through restaurant, and a Conditional Use Permit for a gasoline service station with concurrent sale of beer and wine in the Arco AM/PM convenience store, subject to the attached conditions of approval.

Senior Planner Kith provided staff report and PowerPoint presentation.

Commissioner Patel inquired as to how many hours were spent by staff and the developer on the in-depth report.

Senior Planner Kith provided background on planning project.

There was discussion regarding the conditions of approval.

There was discussion regarding the ownership of the project.

There was discussion regarding the methods of guaranteeing the payment of Development Impact fees and other public improvements.

Chairman Link reiterated that he wants guarantee that City will not be responsible for funding the improvements and Deputy City Engineer Indrawan agreed.

Commissioner Valentine inquired if there is a Condition of Approval preventing loitering or monitoring the parking lot.

Senior Planner Kith answered that the city received Condition Number 21 from the Police Department to post signs on the property stating no trespassing or loitering on property, requiring security cameras, and submitting a security plan to Police Department for review prior to issuing a Building Permit.

There was discussion regarding consequences if in violation of the Conditional Use Permit. Staff indicated they will no longer be able to sell alcohol and the permit would be revoked.

Commissioner Patel questioned why the equestrian trail was to be extended.

Planning Director Norris answered that Jurupa Area Recreation and Parks District was adamant that the equestrian trail should be there. Jurupa Area Recreation and Parks District was liable for maintaining the trail and for any accidents that could occur.

Commissioner Patel inquired as to when the restaurant/drive-through would be complete. The applicant answered they were in discussions with Starbucks, Chipotle, and Subway. Once approved, they would go forward with inspections and move quickly to be up and running.

There were discussions regarding the zoning of the project.

**The Public Hearing was opened at 6:15 p.m.**

**There being no comments, the Public Hearing was closed at 6:15 p.m.**

**Motion: Moved by Valentine, seconded by Patel to approve Mitigated Negative Declaration.**

**Motion carried 3-0-2, with Commissioners Charlson and Tessari absent.**

**Motion: Moved by Patel, seconded by Valentine to approve the General Plan Amendment, Change of Zone Development, and Conditional Use Permits.**

**Motion carried 3-0-2, with Commissioners Charlson and Tessari absent.**

**8. COMMISSION COMMUNICATIONS:**

Commissioner Patel inquired as to the status of traffic signal at Sumner and Citrus. Deputy City Engineer Indrawan answered the signal was being ordered and was due to be installed the third or fourth week of January.

Chairman Link inquired as to the status of Walmart. Planning Director Norris stated that Walmart was in process with Edison on a tower issue.

There was discussion regarding soil issues with KB Homes. Permits had been issued and were waiting for dirt to be certified. The soil at Limonite was to be removed completely and was covered and protected while waiting.

Commissioner Patel inquired as to the timing of the lights at Hamner and Limonite.

There was discussion regarding hiring a consultant for the traffic engineering services to review timing of the signals.

Commissioner Patel complimented the traffic signal into Roosevelt High School.

**9. CITY STAFF REPORT:**

Planning Director Norris stated that there were no items for January, but expected projects in February. Staff was working with the school district to amend the zoning code to allow lighted message boards at schools and parks, and working on the code language. Sample signs were to be turned on at the school and run for a week to get a feel on how it would look. The City will be notified when and where it would be up.

**10. ADJOURNMENT:**

There being no further business the meeting was adjourned at 6:28 p.m.