

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, November 20, 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: Commissioners Tessari, Charlson, Patel, Vice-Chairman Valentine, and Chairman Link.

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

3. PRESENTATIONS/ANNOUNCEMENTS:

There were no Presentations/Announcements.

4. PUBLIC COMMENT/CITIZEN PARTICIPATION:

There were no Public Comments/Citizen Participation.

5. CONSENT CALENDAR:

5.1 Minutes – October 16, 2013 Regular Planning Commission Meeting.

Recommendation: Approve the minutes from the October 16, 2013 Planning Commission Meeting.

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

Motion carried 5-0.

6. **PUBLIC HEARINGS:**

- 6.1 **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.

Recommendation: Open the public hearing and continue this item to the December 18, 2013 Planning Commission Meeting.

Chairman Link confirmed that the item was to be continued to the December Planning Commission Meeting.

There was discussion regarding the process of continuing the item.

Motion: Moved by Charlson, seconded by Valentine to continue the item to the December 18, 2013 Planning Commission Meeting.

Motion carried 5-0.

7. **NEW BUSINESS ITEMS:**

- 7.1 **Temporary Sign in the Right-of-Way** – Changes to the regulations for the placement of temporary signs in the public right-of-way.

Recommendation: Staff recommends that the Planning Commission recommend to the City Council adoption of changes to the regulations for temporary signs in the public right-of-way, allowing these signs to be placed legally during specified times on weekends.

Planning Director Norris provided the staff report and PowerPoint presentation for this item. He added that staff had met with a representative from the local realtors' group and the City's Public Works Department and recommended changing the clear sight triangle from 45 feet to 20 feet from an intersection.

Commissioner Patel stated that there was a typo in Section 2(a) that should have read "stake(s)".

There was discussion regarding the dimensions of signs allowed.

There was discussion regarding political signs. The City Attorney stated that all regulations must be content neutral.

There was discussion regarding the regulations for the types of materials signs and stakes could be made of, as well as the regulations for owner contact information and placement.

There was discussion regarding enforcing the regulations.

Chairman Link asked that the regulations specify that signs may be up to 6 square feet, but no larger than 3 feet wide or 3 feet tall. He added that signs should not be allowed in the roadway median at any time and asked that the time that signs were allowed to be placed on Fridays be moved to 4 p.m. instead of 5 p.m.

There was discussion regarding the size of the text indicating the owner's contact information. Staff stated that the regulations would be changed to indicated that the contact information must be legible.

There was discussion regarding signs allowed on private property. Staff indicated that signs on private property were regulated separately from signs in the public right-of-way.

The Chairman opened for public comment at 6:28 p.m.

Kathy Walker, with The Inland Gateway Association of Realtors, thanked Staff for working with the realtors and requesting the change in the clear sight triangle.

There being no further public comments, the Chairman closed public comment at 6:30 p.m.

There was a brief discussion regarding the recommendations made in prior Planning Commission meetings.

Motion: Moved by Patel, seconded by Tessari to approve the item with changes to the clear sight triangle, the time on Friday that signs were allowed to be placed, the allowable sign dimensions, correction of the typo indicating "stake(s)" and the font size of the owner's contact information.

Motion carried 5-0.

8. COMMISSION COMMUNICATIONS:

There were no Commission Communications.

9. CITY STAFF REPORT:

There was no City Staff Report.

10. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:32 p.m.