

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday July 17, 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 Charlson, Vice-Chairman Valentine, and Chairman Link.

Commissioners absent: Commissioners Patel and Tessari.

Commissioner Patel arrived at 6:37 p.m.

Commissioner Tessari arrived at 6:41 p.m.

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

The Pledge of Allegiance was led by Commissioner Charlson.

3. *ADDITIONS/DELETIONS TO THE AGENDA*

There were no additions to the agenda.

4. *PRESENTATIONS/ANNOUNCEMENTS:*

There were no presentations or announcements.

5. *PUBLIC COMMENT/CITIZEN PARTICIPATION:*

There were no public comments.

6. CONSENT CALENDAR:

6.1 Approval of Minutes from June 5, 2013.

Motion: Moved by Valentine, seconded by Charlson.

Motion carried 3-0-2 with Commissioners Patel and Tessari absent.

7. PUBLIC HEARING ITEMS:

7.1 **PROJECT NO. 13-1456** – Major Development Review for a modification to the approved development plan for the Marketplace at The Enclave to reconfigure the site layout for the remaining southern and western portions of the retail center. A Categorical Exemption pursuant to the California Environmental Quality Act has been prepared for the project. (Kanika Kith, Senior Planner)

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 13-03 approving an exemption pursuant to the California Environmental Quality Act for Major Development Review No. 13-1456 and approving Major Development Review No. 13-1456, subject to conditions of approval.

Senior Planner Kith provided staff report and presentation for this item.

There was discussion regarding available space for walkway options.

Rick Manners, with Lewis Retail Centers, stated that the project was originally approved about 10 years ago. He stated that Lewis Retail Centers would prefer to have additional landscape rather than the sidewalk that staff was proposing. He went on to discuss the architectural elements and made a request that Commission allow the project to move forward with a solid canopy over the walk-ways instead of lattice.

There was discussion regarding the various types of architectural elements on different buildings and overall design concept for the project.

There was discussion regarding the sidewalk that staff was proposing to include.

There was discussion regarding pedestrian walkways throughout the project site.

Commissioner Patel arrived at 6:37 pm.

There was discussion regarding the need for speed bumps in the parking lot before pedestrian crosswalks.

The Public Hearing was opened at 6:40 p.m.

There being no comments, the Public Hearing was closed at 6:40 p.m.

Commissioner Tessari arrived at 6:41 p.m.

Motion: Moved by Valentine, seconded by Charlson to delete conditions 6 & 8 from the Conditions of Approval and adding the requirement of speed bumps in the parking lot before pedestrian crosswalks.

Motion carried 5-0.

- 7.2 **PROJECT NO. 13-0486** – Tentative parcel Map for the subdivision of a 7.15-acre site that contains the 24-Hour Fitness building and a retail building (shop 2) into two parcels so that each building will be situated on its own parcel. A categorical Exemption pursuant to the California Environmental Quality Act has been prepared for the project. (Kanika Kith, Senior Planner)

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 13-04 approving an exemption pursuant to the California Environmental Quality Act for Tentative parcel Map No. 36592 (Project No. 13-0486) and approving Tentative Parcel Map No. 36592 (Project No. 13-0486, subject to conditions of approval.

Senior Planner Kith provided staff report and presentation for this item.

There was discussion regarding current parking issues and adding additional shops.

Rick Manners, Lewis Properties, explained the layout of the shopping center and the parking issue.

There was discussion regarding what is covered in parcel line.

There was discussion regarding parking agreements and traffic issues in the shopping center.

The Public Hearing was opened at 7:00 p.m.

There being no comments, the Public Hearing was closed at 7:00 p.m.

Motion: Moved by Charlson, seconded by Valentine to approve staff recommendation.

Motion carried 5-0.

8. COMMISSION COMMUNICATIONS:

Planning Director Norris announced new staff members that would be working in the Planning Department. He also stated that the Temporary Events Permit process would be added to the agenda for the August 21st meeting.

Chairman Link stated that he would like to add a discussion regarding garage sales to the next meeting agenda.

9. CITY STAFF REPORT:

There were no City Staff Reports.

10. ADJOURNMENT:

Motion: Moved by Patel, seconded by Valentine to adjourn the meeting at 7:04 pm.

Motion carried 5-0.