

*MINUTES*

**REGULAR MEETING OF  
THE PLANNING COMMISSION  
OF THE CITY OF EASTVALE  
Wednesday June 5, 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 Patel, Tessari, Charlson, Vice-Chairman Valentine, and Chairman Link.

Staff present: Planning Director Norris, and Assistant City Clerk Hall.

The Pledge of Allegiance was led by Chairman Link.

**3. *ADDITIONS/DELETIONS TO THE AGENDA***

There were no additions or deletions to the agenda.

**4. *PRESENTATIONS/ANNOUNCEMENTS:***

There were no presentations or announcements.

**5. *PUBLIC COMMENT/CITIZEN PARTICIPATION:***

**6. *CONSENT CALENDAR:***

6.1 Approval of Minutes from May 15, 2013.

**Motion: Moved by Valentine, seconded by Patel.**

**Motion carried 5-0.**

7. ***PUBLIC HEARING ITEMS:***

7.1 **Update to the Eastvale Housing Chapter of the General Plan.**

Planning Director Norris provided the staff report for this item.

There was discussion regarding the current amount of land available for development in the City, and what percentage of that land would have to be designated high density in order to meet the State requirements.

Staff stated that the current zoning on all properties in the City would meet the State requirement, and no zoning would need to be changed. Staff went on to state that if the Housing element was adopted in time this year, the City would be on an eight-year cycle to review the Housing element, instead of a 4-year cycle.

There was discussion regarding the density bonuses that developers could receive when building low-income, high density projects.

There was discussion regarding the method and process that the State used to reach the Housing needs numbers.

There was discussion regarding the density of the zoning on various empty land in the City.

There was discussion regarding the legally required language in the Housing Chapter.

Staff was asked to be sure to include analysis on the Housing requirements in any staff report that changes the zoning of property in the City.

There was discussion regarding the subsidies and tax credits offered to developers of low-income housing.

The Public Hearing was opened at 6:29 pm.

There being no comments, the Public Hearing was closed at 6:29+ pm.

**Motion: Moved by Patel, seconded by Tessari to approve the item as presented.**

**Motion carried 5-0.**

**8. COMMISSION COMMUNICATIONS:**

There was discussion regarding receiving the agenda packets in email. Staff was asked to print out hard copies for Commissioner Charlson and Chairman Link.

Commission Patel inquired about the arrangement for Eastvale Chamber of Commerce staff to use office space at Eastvale's City Hall. She was directed to speak to the City Manager regarding the issue.

Vice-Chairman Valentine stated that he had been contacted by a developer requesting a meeting. There were questions regarding disclosure requirements.

Disclosure, the Brown Act and FPPC Form 700's were discussed.

**9. CITY STAFF REPORT:**

None

**10. ADJOURNMENT:**

There being no further business the meeting was adjourned at 6:37 p.m.

**Motion: Moved by Valentine, seconded by Charlson.**

**Motion carried 5-0.**