

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday May 15, 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 6:01 p.m.

2. *ROLL CALL/PLEDGE OF ALLEGIANCE:*

Assistant City Clerk Hall called roll.

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

Commissioners absent: Commissioner Tessari (arrived at 6:04pm)

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

The Pledge of Allegiance was led by Commissioner Patel.

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:*

Sharyn Link, with the Eastvale Community Foundation, came to invite the commissioners to the First Annual Eastvale Community Foundation Golf Tournament.

6. CONSENT CALENDAR:

6.1 Approval of Minutes from April 17, 2013.

Motion: Moved by Valentine, seconded by Charlson.

Motion carried 4-0-1 with Tessari absent.

7. PUBLIC HEARING ITEMS:

7.1 **PROJECT NO. 11-0366 – MAJOR DEVELOPMENT REVIEW AND LOT LINE ADJUSTMENT FOR A MODIFICATION TO THE APPROVED DEVELOPMENT PLAN FOR EASTVALE GATEWAY SOUTH RETAIL CENTER – PROJECT NO. 11-0366 – TO REPLACE THREE PLANNED RESTAURANTS WITH TWO MEDICAL OFFICE BUILDINGS KNOW AS “EASTVALE SAN ANTONIO MEDICAL PLAZA”.**

Recommendation: Staff recommends that the Planning Commission adopt a Resolution to:

1. Adopt an addendum to the IS/MND that was adopted by the Riverside County Board of Supervisors on October 28, 2008, pursuant to the California Environmental Quality Act (CEQA) for Project No. 11-0366, and
2. Approve Development Review Permit No. 11-0366 and Lot Line Adjustment No. 11-0366, subject to conditions of approval.

Commissioner Tessari arrived at 6:04 p.m.

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

There was discussion regarding the Hazardous Materials plan for the medical facilities. Staff would add a Condition to the project regarding the applicant complying with all State regulations on hazardous materials.

There was discussion regarding the Traffic Study for the project site.

There was discussion regarding the tax revenue and job creation of the project, as outlined in the City’s Strategic Plan. Staff stated that the project was consistent with the Strategic Plan as it had been presented.

There was discussion regarding the parking lot layout.

Harris Koenig, CEO of the San Antonio Hospitals, introduced the staff members that had worked on the project and spoke regarding the history of the hospital, and the hospital's own strategic plan.

There was discussion regarding the specific services to be provided at the project and the environmentally green aspects of the project.

There was discussion regarding the signage on the building, the Planning Commission emphasized that the street side of the building should not look like the rear of the project due to its high visibility on one of the main entrances to the City.

There was discussion regarding when construction on the project would be complete. It was estimated that the first phase would begin construction in the Summer of 2013 and was anticipated to be complete by the late Spring to early Summer 2014.

There was additional discussion regarding the specific services that might be offered at the location.

There was discussion regarding the additional sales tax that would be generated by the facility, not directly but due to the additional patrons in the area for the local retail centers.

There was discussion regarding the building placement on the lot and the phasing of the project.

The Public Hearing was opened at 6:46 p.m.

There being no comments, the Public Hearing was closed at 6:46 p.m.

Motion: Moved by Valentine to approve the project with the added condition regarding Hazardous Materials.

There was discussion regarding the signage on the building. Staff stated that the signs are reviewed as part of the permitting process.

Commission Valentine amended his motion to include a review of the project's signs.

Motion: Seconded by Tessari.

Motion carried 5-0.

8. COMMISSION COMMUNICATIONS:

None

9. CITY STAFF REPORT:

Planning Director Norris stated that there may be a Planning Commission meeting scheduled on June 5, 2013 to update the Housing Element.

10. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:49 p.m.

Motion: Moved by Patel, seconded by Charlson.

Motion carried 5-0.