

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday April 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 Tessari, Carlson, Vice-Chairman Valentine, and Chairman Link.

Commissioners absent: Commissioner Patel (arrived at 6:22pm)

Staff present: Planning Director Norris, Planner Kith, Planner Guarracino, 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 or deletions to the agenda.

4. *PRESENTATIONS/ANNOUNCEMENTS:*

Planning Director Norris introduced Jeff Smith, Planner.

5. *PUBLIC COMMENT/CITIZEN PARTICIPATION:*

None

6. *CONSENT CALENDAR:*

6.1 Approval of Minutes from January 16, 2013

Motion: Moved by Valentine, seconded by Tessari.

Motion carried 4-0-1 with Patel absent.

6.2 Approval of Minutes from March 20, 2013

Motion: Moved by Valentine, seconded by Charlson.

Motion carried 4-0-1 with Patel absent.

7. PUBLIC HEARING ITEMS:

7.1 **PROJECT NO. 11-0558 - THE TRAILS AT EASTVALE RESIDENTIAL DEVELOPMENT BY RICHLAND COMMUNITIES – REQUEST FOR APPROVAL OF (1) A GENERAL PLAN AMENDMENT FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL, (2) A CHANGE OF ZONE FROM A-2-10 TO PRD, (3) A PLANNED RESIDENTIAL DEVELOPMENT, (4) A TENTATIVE MAP TO SUBDIVIDE A 50.5 – ACRE SITE INTO 224 SINGLE-FAMILY RESIDENTIAL LOTS AND 13.7 ACRES OF PARKLAND, TRAILS, AND OPEN SPACE, AND (5) A MITIGATION MONITORING AND REPORTING PROGRAM. (CONTINUED FROM MARCH 20, 2013.**

Recommendation: Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).
2. Adopt findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map; and
3. Approve a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.

Planner Guarracino provided a PowerPoint presentation and staff report on the item.

There was discussion regarding the local schools and how they would handle the additional residential development and the additional students.

City Attorney Cavanaugh stated that the law requires that funds be provided to the School District by the developer and that the School District was previously notified of the project and did not present any objections.

There was discussion on the Southern California Edison easement and the potential uses of the small portion of neighboring site that fell below the easement.

Mr. Schaffer, with Richland Communities, was available for any questions at the meeting.

The Public Hearing was opened at 6:17 p.m.

There being no public comment, the Public Hearing was closed at 6:17+ p.m.

Motion: Moved by Tessari, seconded by Valentine to approve Staff recommendation.

Motion carried 4-0-1 with Patel absent.

- 7.2 **PROJECT NO. 12-0350 – MAJOR DEVELOPMENT REVIEW PERMIT FOR A MODIFICATION TO THE APPROVED DEVELOPMENT PLAN FOR THE MARKETPLACE AT THE ENCLAVE TO BUILD TWO COMMERCIAL RETAIL BUILDINGS INSTEAD OF A GAS STATION FACILITY IN THE SOUTHEAST CORNER OF THE RETAIL CENTER (Kanika Kith, Associate Planner)**

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 13-01 approving an exemption pursuant to the California Environmental Quality Act (CEQA) for Major Development Review No. 12-0350, and approving Major Development Review No. 12-0350, subject to conditions of approval.

Planner Kith provided a PowerPoint presentation and a staff report regarding the item.

Commissioner Patel arrived at 6:22 p.m.

There was discussion regarding who was responsible for paying Transportation Uniform Mitigation Fees for the project. It was decided that the condition regarding the fees would be changed to read that the fees would be paid prior to the Certificate of Occupancy was issued in general, and would not specify whether the applicant or the tenant had to pay to the fees.

There was additional discussion regarding adding a condition regarding the maintenance of the parking lot and requiring the posting of signs indicating that no vehicle maintenance was allowed to be performed in the parking lot.

There was discussion regarding potential traffic control in the parking lot. It was decided that the issue would be addressed when the rest of the project came to the Commission for approval.

Rick Manners with Lewis Retail Centers discussed the developers experience with the proposed tenant and agreed to the additional conditions.

There was additional discussion regarding the site maintenance.

Engineer Indrawan discussed the existing regulations that would ensure parking lot maintenance compliance.

There was discussion regarding potential tenants for the other proposed retail buildings.

The Public Hearing was opened at 6:39 p.m.

Javier Estrada, a resident expressed concern about a gas station potentially being built near family homes. He agreed with Commissioner Charlson regarding the maintenance of the Autozone parking lot. He also discussed being concerned with annexation of land behind Mayor Bootsma's house for high-density housing.

Mr. Estrada was informed that there was no high density housing project being presented to the Commission at that time and that he would be welcome to make his comments if a project was brought to the Commission for review.

There being no further comments, the Public Hearing was closed at 6:43 p.m.

There was discussion regarding landscaping buffers, architectural elements, and graffiti abatement for the site.

Motion: Moved by Valentine, seconded by Tessari to approve the Staff recommendation with a change to the language of the condition requiring Transportation Uniform Mitigation Fee payment, and additional conditions to require signage indicating that vehicle

maintenance was prohibited in the parking lot, and to regulate parking lot maintenance.

Motion carried 5-0.

7.3 **AMENDMENT TO EASTVALE SPECIFIC PLAN 300 TO ALLOW HOME OCCUPATIONS SUBJECT TO THE REGULATIONS OF THE EASTVALE ZONING CODE (Kanika Kith, Associate Planner)**

Recommendation: Staff recommends that the Planning Commission make a motion recommending adoption of an ordinance by the City Council to amend Eastvale Specific Plan 300 to allow home occupations subject to the regulations of the Eastvale Zoning Code.

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

There was discussion regarding the changes being proposed. Staff confirmed that the changes to SP300 would make the Specific Plan area conform with the standards that apply to the rest of the City.

There was discussion regarding the allowable signs for home occupation businesses. Staff stated that the signs were controlled by the Zoning Code, and that the issue before the Commission would only allow home occupations in the SP300 zone. It would not change the Zoning Code.

Public hearing was opened up at 6:55pm.

A resident in the audience spoke in support of changing signs in the Zoning Code.

Public hearing closed at 6:56pm.

Motion: Moved by Tessari, seconded by Patel to approve Staff recommendation with the additional recommendation that the allowable home occupation signs in the Zoning Code be reviewed.

Motion carried 4-0-1 with Valentine abstaining.

7.4 **UPDATES TO THE EASTVALE ZONING CODE TO ADDRESS PATIO COVERS, COMPACT PARKING, AND MISCELLANEOUS TYPOGRAPHICAL AND OTHER ISSUES (Eric Norris, Planning Director)**

Recommendation: Staff recommends that the Planning Commission consider staff's suggested Zoning Code updates and, if desired, recommend adoption by the City Council.

Planning Director Norris provided a PowerPoint presentation and a staff report for the item.

There was discussion regarding the language regulating compact parking.

There was discussion regarding the street side set-backs. It was the consensus of the Commission that the set-backs for patio covers would be allowed within 3 feet of the wall, including on corner lots.

There was discussion regarding the types of permanent recreational equipment that would be allowed, and how the regulation would be enforced.

Commissioner Patel recommended that the language for permanent basketball hoops be changed to read at least 10' from sidewalk, but not to specify the front yard.

There was discussion regarding a possible process to permit the permanent equipment.

It was the consensus of the Commission to allow only permanent basketball hoops, and no other permanent recreational equipment.

Public hearing was opened up at 7:24pm.

Brian Nissen, resident, asked to clarify if the 3 foot set-back from the side wall of corner lot applied to accessory structures as well as patio covers.

There was discussion on structures allowed and the required setbacks.

It was decided that the 3 foot set-back would apply to patio covers, and the definition of "patio cover" should be changed to reflect an open structure either attached to the home or not.

Public hearing closed at 7:38pm.

Motion: Moved by Tessari, seconded by Valentine to approve the Staff recommendation, changing the language regarding permanent recreational structures to reflect only basketball hoops at least 10 feet from the back of the sidewalk, and to include the revised definition of a patio cover and the change in set-back requirements.

Motion carried 5-0.

8. COMMISSION COMMUNICATIONS:

None

9. CITY STAFF REPORT:

Commissioner Tessari brought about discussion on the time frame for Wal-Mart.

Planning Director Norris reported that there are issues being worked on with Wal-Mart and Southern California Edison. It was anticipated that the Environmental Impact Report would be put together during the summer, a draft Environmental Impact Report would be presented in the fall, and the project would likely come to the Commission at end of year.

There was discussion regarding business cards for the Commissioners.

10. ADJOURNMENT:

There being no further business the meeting was adjourned at 7:47 p.m.

Motion: Moved by Patel, seconded by Charlson.

Motion carried 5-0.