

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday March 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 Berry called roll.

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

Staff present: Planning Director Norris, Planner Kith, Planner Guarricino and Assistant City Clerk Berry.

The Pledge of Allegiance was led by Vice-Chairman Valentine.

3. *ADDITIONS/DELETIONS TO THE AGENDA*

There were no additions or deletions to the agenda.

4. *PRESENTATIONS/ANNOUNCEMENTS:*

None

5. *PUBLIC COMMENT/CITIZEN PARTICIPATION:*

Jorge Razo, with the Eastvale Chamber of Commerce, announced the upcoming State of the City Address and a mixer event at Jersey Mike's sandwich shop.

6. *CONSENT CALENDAR:*

There were no Consent Calendar Items.

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.**

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.

Planning Director Norris began the staff report for the item and Planner Guarracino provided information regarding Planned Residential Development zones.

There was discussion regarding the density of Planned Residential Development zones. Staff stated that the zone could change how the space is used, but could not change the General Plan density for the parcel.

Planner Guarracino presented a PowerPoint presentation on Project 11-0558. He discussed additional information that was provided at the meeting regarding traffic studies done for the project.

There was discussion regarding how the project may be phased and what infrastructure improvements would be made during each phase.

The Commission expressed concern about adding additional homes while the local schools were already overburdened.

There was discussion regarding the Zoning Code set-backs and how the Planned Residential Community would deal with patio covers and other accessory structures.

There was discussion on the open space within the project and the Edison easement improvements.

John Schaffer, with Richland Communities, provided a breakdown of the open space in the project. He went on to state that were limited capabilities within the project space due to its proximity to the Chino Airport. A school was not allowed to be built in the project. He went on to speak about the difficulties in managing the requirements of the general plan zone, airport requirements and the Southern California Edison easement.

There was discussion regarding the density of the homes and the appearance the streets being crowded. The applicants stated that the project was designed to be a walkable community and that the amount of open space in the community would make it feel less crowded.

The length of the driveways for the homes was discussed.

There was discussion regarding the process of getting the improvements to the Southern California Edison approved. The applicant stated that Edison had approved the improvements conceptually, but would not finally approve the improvements until there was an actual project. If the easement improvements were not approved, the project would not be able to move forward to build due to the requirements of open space per the airport zone.

The Public Hearing was opened at 6:54 p.m.

There being no public comments, the Public Hearing was closed at 6:54+ p.m.

Vice-Chairman Valentine expressed his concern with the growing problem of overcrowding in the local schools.

Commissioner Patel stated that she felt the City needed either the current light industrial zone or a higher density of living than was being proposed, and that she would not like to see the area turned into single-family homes. She asked that they wait to decide on the project until they were more aware of what was being built in the development surrounding it.

There was discussion regarding the potential development surrounding the project site and the traffic impacts of all options.

Commissioner Charlson expressed concern with losing the potential tax base of the current light industrial designation, and the issue of homes being built directly next to industrial zones.

Motion: Moved by Patel, seconded by Valentine to defer making any decisions on the project until staff brought additional information to the Commission regarding the approved development directly north of the project site.

Motion carried 4-1 with Tessari voting no.

There was discussion regarding the timeline for bringing the project back to the Commission and who would attend the subsequent meeting.

Motion: Moved Link, seconded by Valentine to bring the Item back to the April 17, 2013 meeting.

Motion carried 5-0.

7.2 **PROJECT NO. 12-0275 – THE PALMS RESIDENTIAL DEVELOPMENT BY LENNAR – REQUEST FOR (1) A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD), (2) A PLANNED RESIDENTIAL DEVELOPMENT, AND (3) A REVISED TENTATIVE TRACT MAP TO SLIGHTLY MODIFY TWO PREVIOUSLY APPROVED TRACTS (TR36382 & TR36373) TO BECOME ONE TRACT OF A 53.2-ACRE SITE INTO 197 SINGLE-FAMILY RESIDENTIAL LOTS AND CREATION OF A 39.8-ACRE OPEN SPACE AREA.**

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

1. Determine that the previously approved environmental documents (Mitigated Negative Declaration for Project No. 11-0363 and Project No. 10-0117 and Notices of Determination filed on February 27, 2012) addressed the impacts of this project and adopt the consolidated Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA);
2. Adopt the findings for approval of a Change of Zone, a Planned Residential Development, and Tentative Tract Map No. 36382 Amendment; and

3. Approve a Change of Zone, a Planned Residential Development, and Tentative Tract Map No. 36382 Amendment, subject to the attached conditions of approval.

Chairman Link recused himself from the Item due to an ongoing lawsuit with the Applicant. He stepped out of Chambers at 7:16 p.m.

Planner Kith presented a PowerPoint presentation on the project.

There was discussion regarding the open space requirements of the Planned Residential zone and the various open space improvements that were a part of the proposed project.

There was discussion regarding the total number of houses that had been previously approved versus what was being proposed. Staff stated that there was one less home being proposed.

There was discussion regarding the plans for the Desi Arnez home within the proposed project.

The perimeter wall height and material was discussed.

There was discussion regarding the widening of Citrus Avenue along the perimeter of the project.

William Sacriste, with Lennar Homes, stated that the development would feel like an upscale area of the City. The changes to the standard lot size only affected the length or width of the lot, but did not change the total size of the lots. He clarified that they did not plan on installing any Plexiglas in the perimeter wall.

There was discussion regarding the raised stone trail separating the detention basin near the duck ponds.

Commissioner Patel asked the applicant to consider traffic improvements due to the local school's traffic in the immediate vicinity of the project.

The Public Hearing was opened at 7:44 p.m.

Commissioner Patel

There being no public comments, the Public Hearing was closed at 7:45 p.m.

Motion: Moved by Patel, seconded by Charlson to approve Staff's recommendation.

Motion carried 4-0-1 with Link abstaining.

Chairman Link returned to the dais at 7:50 p.m.

8. COMMISSION COMMUNICATIONS:

Chairman Link asked that the Setbacks in the Zoning Code be addressed at the next Planning Commission Meeting.

There was discussion regarding the enforcement of the Eastvale Neighborhood Preservation Overlay.

There was discussion regarding the signs ordinance, Staff stated that a comprehensive ordinance was being worked on.

Chairman Link asked for an update on the Hamner Avenue widening project.

Staff provided an update in the City of Norco's Hamner Avenue widening project.

There was discussion regarding the Hamner Avenue Water Line project, and Staff informed everyone that the portion of the water line in the Hamner Avenue widening was already put in so no further construction would be needed in that area.

9. CITY STAFF REPORT:

None

10. ADJOURNMENT:

There being no further business the meeting was adjourned at 7:57 p.m.