



# AGENDA

## PLANNING COMMISSION

### CITY OF EASTVALE

**Regular Meeting**  
**Wednesday, April 1, 2015**  
**6:00 P.M.**

**Rosa Parks Elementary School**  
**13830 Whispering Hills Drive**  
**Eastvale, CA 92880**

**1. CALL TO ORDER**

**2. ROLL CALL/PLEDGE OF ALLEGIANCE**

Commissioners: Bill Van Leeuwen, Karen Patel, Howard Feng  
Vice-Chair: Larry Oblea  
Chair: Daryl Charlson

**3. PUBLIC COMMENT**

This is the time when any member of the public may bring a matter to the attention of the Planning Commission that is within the jurisdiction of the Commission. The Ralph M. Brown act limits the Commission's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form", available at the side table. The completed form is to be submitted to the Recording Secretary prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

**4. PRESENTATIONS**

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

**6. CONSENT CALENDAR**

6.1 Minutes

RECOMMENDATION: Approve the minutes from the March 18, 2015 regular meeting.

**7. DISCUSSION ITEM**

7.1 **EASTVALE FIRE STATION NO. 2** – Presentation for the design of the new fire station at the northeast corner of Chandler Street and Selby Avenue.

RECOMMENDATION:

Staff requests that the Planning Commission review the design for Fire Station #2 and provide comments to the City Council for their consideration.

**8. BUSINESS ITEMS**

**9. CITY STAFF REPORT**

**10. COMMISSION COMMUNICATIONS**

**11. ADJOURNMENT**

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The next regular meeting of the Eastvale Planning Commission will be held on April 15, 2015 at 6:00 p.m. at Rosa Parks Elementary School.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marc Donohue, City Clerk or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code 54954.2, at the following locations: City Hall, 12363 Limonite Ave. Suite 910; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and on the City's website ([www.eastvaleca.gov](http://www.eastvaleca.gov))

**MINUTES**  
**REGULAR MEETING OF THE PLANNING COMMISSION**  
**OF THE CITY OF EASTVALE**  
**Wednesday, March 18, 2015**  
**6:00 P.M.**  
**Rosa Parks Elementary School**  
**13830 Whispering Hills Drive**  
**Eastvale, CA 92880**

1. **CALL TO ORDER** - 6:02 p.m.

2. **ROLL CALL/PLEDGE OF ALLEGIANCE**

Commissioners present: Commissioners Van Leeuwen, Feng, Vice Chair Oblea, and Chair Charlson

Commissioners absent: Commissioner Patel

Staff Members present: City Attorney Cavanaugh, Planning Director Norris, Assistant Planning Director Perring, Senior Planner Kith, Senior Engineer Indrawan, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Commissioner Feng.

3. **PUBLIC COMMENT** - None

4. **PRESENTATIONS** - None

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

There were no Additions or Deletions to the Agenda.

6. **CONSENT CALENDAR**

6.1 Approval of Minutes from the February 4, 2015 meeting.

Motion: Moved by Oblea, seconded by Feng, to approve the minutes from the Regular Meeting held on February 4, 2015.

Motion carried 4-0 with Feng, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye and Patel absent.

7. **SCOPING MEETING**

7.1 **Leal Master Plan** – Meeting to discuss the preparation of an environmental impact report for the Leal Master Plan.

Planning Director Norris explained the purpose of the Scoping Meeting and provided a PowerPoint presentation for this item.

Commissioner Patel arrived at 6:06 p.m.

Chair Charlson clarified that the meeting and any comments or questions would only pertain to the Environmental Impact Report (EIR).

Chair Charlson opened for Public Comment at 6:17 p.m.

Commissioner Feng inquired if the EIR was paid for by the City.

Planning Director Norris noted that the City is funding the preparation of the plan and the EIR as an economic development investment but would be reimbursed through future development fees.

Commissioner Patel requested the analysis of a trolley to reduce overall emissions as part of the EIR.

Vice-Chair Oblea inquired if the soils and hazardous materials would be studied in the EIR.

Planning Commission Norris noted that only a small part of this property was used as dairy.

Chair Charlson emphasized the importance of studying transportation throughout other shopping center projects in the City to make traffic flow smoother without compromising safety.

Commissioner Van Leeuwen inquired about the length of the process and the budget for the project.

Planning Director Norris stated that the goal was to have the entire process complete by October for a shopping center conference in San Diego. The EIR would be completed and circulating in May and brought to the Planning Commission in August. He stated that the project was currently under budget.

The Public Comment was closed at 6:25 p.m.

## **8. DISCUSSION ITEM**

### **8.1 CHANDLER AREA COMMUNITY VISION PLAN – Presentation of the Draft Chandler Area Community Vision Plan**

RECOMMENDATION: Staff recommends that the Planning Commission receive staff's presentation and provide direction to staff.

Assistant Planning Director Perring provided a PowerPoint presentation for this item.

The presentation focused on the future of the Chandler Area, including the vision, potential changes to land uses, short-, mid-, and long-term strategies for service and infrastructure, and future implementation opportunities.

The Public Comment was opened at 6:38 p.m.

John Bercich, a resident, expressed his concern that the Chandler Plan was just putting make-up on a bruise. He noted that several properties in the Chandler area had abandoned trailers, motor homes, and multiple families in one home. He noted that some residents of the area had criminal histories and were littering, tagging, and dealing drugs and it has extended to his newer neighborhood.

Assistant Planning Director Perring noted that one of the short term items for the Chandler area was to address those types of concerns through coordinated efforts with all City departments and entities.

John Borges, a property owner of several parcels in the Chandler area, noted that he is looking forward to changes in the area but is concerned for his long-term tenants that would be displaced after 25 years. He stated that he wants what is best for his tenants, the community, the City, and for the neighboring areas.

Vice-Chair Oblea asked if Mr. Borges was in favor of change to the area. He replied that change is inevitable, but connecting to sewer for his properties is too expensive.

Commissioner Feng asked how Mr. Borges would respond if approached by developers. He replied that he and his siblings would likely not be returning to the Eastvale area and would need to be realistic but remain very concerned about their long-term residents.

Mary Taveres, a resident, expressed her concern regarding the children that would be crossing Chandler where fire station #2 will be located to attend the new Reagan Elementary School. She stated that there are vehicles traveling at very high speeds in the morning hours when kids would be going to school.

Susan Galewski, a resident, stated that it was upsetting to hear people with a negative attitude and talking about forcing residents out of their homes. She stated that she is a long term resident of the Chandler area and hopes the City does not share the negative attitude. She requested that the City take into consideration that these are people's homes that they love. She stated that she would not be in

favor of the City requiring people to connect to Jurupa Community Services District (JCSD) water and sewer because it would force people out of their homes. She stated that problems at the park are not exclusive to the Chandler area, she believes that all parks in Eastvale have the same problems.

Commissioner Feng inquired about the Southern California Edison (SCE) owned properties.

Assistant Planning Director Perring stated that it has not been determined if they are anything other than surplus properties.

Commissioner Feng initiated discussion about the possible uses for the property owned by Orange County Flood Control District and cost for future long-term maintenance of roads.

Commissioner Patel requested the plan have a cross-walk for the students attending Ronald Reagan Elementary. She also requested the Orange County Flood Control District be held to the same standards by Code Enforcement as everyone else. Specifically, the corner of Hellman and Chandler should be addressed as soon as possible.

Commissioner Van Leeuwen commended staff on their work.

Vice-Chair Oblea also commended staff and stated that the trail system included looks nice and he would like to see it connect to Chino. He stated that change would come to the Chandler area in a timely manner. He stated that the lifestyle of the area would be preserved and he is in support of the direction the area is going.

Commissioner Feng noted that Neighborhood Watch could be created by a collaborative effort between residents, the City, and Police.

Chair Charlson stated that the plan for the Chandler area would be an issue for everyone and all residents should work together to make the plan a success. He stated that the City is not going to force anyone to sell their property. He clarified that the guidelines being developed were only recommendations to City Council when the area is developed.

Chair Charlson stated that the item was ready to move on to the City Council.

Commissioner Van Leeuwen inquired about the installation date of water and sewer in the Chandler Area.

Senior Engineer Indrawan noted that the latest one was installed in conjunction with the residential development on the Northeast corner of Selby and the flood

control channel. He noted that JCSD would be studying the water system in the area.

## 9. PUBLIC HEARING

- 9.1 **PROJECT NO. 10-0124** – Amendment to an approved development plan to add tempered glass panels to the top of a previously approved 3- to 4-foot-high block wall around the patio area to an overall height of up to 6.5 feet for the new homes along Scholar Way in “The Lodge” residential development. Applicant is KB Homes.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution approving the proposed amendment as requested.

Senior Planner Kith provided a PowerPoint presentation for this item.

Chair Charlson inquired why the glass would be installed at this time after the design of the project had already been approved.

John Miles, project manager from KB Homes, stated that residents that had purchased the units along Scholar Way requested the retrofit to prevent dogs from getting out as well as a security concern. Additionally, they believe the glass would enhance sales.

Commissioner Feng inquired about any studies performed regarding the ability for the walls to withstand the high winds in the area. He also requested that all safety concerns be looked at to prevent the walls from being blown down.

Commissioner Van Leeuwen noted concern about the glass breaking during an earthquake. It was noted that the glass would be tempered and would shatter but stay in place.

Vice-Chair Oblea inquired if there would be a sheet of plastic in between the double-layered glass. It was noted that the glass would be coated on either one or both sides to prevent the glass from falling if it breaks.

The Public Hearing was opened at 7:20 p.m.

Kevin Pahel, a resident, stated that he is in favor of having the glass added to the patios. He expressed concern with the safety of the glass used and inquired whether property owners or developer would be responsible for repair if the glass does break.

Chair Charlson noted his concern regarding a retrofit being less secure than an original construction. He inquired if there was a plan to pull the top caps off or apply more grout.

Planning Director Norris stated that the concerns of the Planning Commission would be shared with the Building Department. Senior Planner Kith noted that the plans would be submitted to the Building Department for review before issuing a permit.

The Public Hearing was closed at 7:26 p.m.

Motion: Moved by Patel, seconded by Van Leeuwen, to approve the recommendation of Staff approve the proposed amendment.

Motion carried 5-0 with Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye.

**10. BUSINESS ITEMS - None**

**11. CITY STAFF REPORT**

Planning Director Norris noted that the project status report would be ready soon and coming to the Planning Commission on a regular basis.

**12. COMMISSION COMMUNICATIONS**

Commissioner Feng noted that he and Vice-Chair Oblea attended the League of Cities Planning Commission Academy.

Commissioner Patel noted that she was appointed to the Measure GG oversight committee and would report information to the Planning Commission regarding the school district developments in Eastvale.

Chair Charlson congratulated and thanked Commissioner Patel for her work on the Measure GG oversight committee.

Commissioner Oblea thanked the City Council for allowing him to attend the League of Cities Planning Commission Academy.

**13. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:33 p.m.

*Submitted by Margo Wuence, Recording Secretary  
Reviewed and edited by Marc Donohue, City Clerk*



# PLANNING COMMISSION STAFF REPORT

ITEM 7.1

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**DATE:** APRIL 1, 2015

**TO:** HONORABLE CHAIR AND COMMISSIONERS

**FROM:** BOB WILLIAMSON, PROJECT MANAGER  
JOE INDRAWAN, DEPUTY CITY ENGINEER

**SUBJECT:** REVIEW AND COMMENT ON FIRE STATION NO. 2

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**RECOMMENDATION: PROVIDE COMMENTS FOR CITY COUNCIL  
CONSIDERATION OF FIRE STATION NO. 2 DESIGN**

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## BACKGROUND

As progress is made on the design phase of Fire Station No. 2, staff is requesting input from the Planning Commission for the City Council to consider. The new fire station is located on a 1.75-acre site located at 14491 Chandler Street (northeast corner of Chandler Street and Selby Avenue). On August 27, 2014, the City executed a contract for architecture and engineering services with WLC Architects Inc. (Architect). On October 1, 2014, the Architect and staff held a public information meeting to review the site planning for Fire Station #2, to discuss traffic flow, and respond to public questions. On December 15, 2014 the Architect and staff met with the City Council appointed fire station Design Review Committee (Committee) to discuss the scope of the project as refined by CalFire and to discuss the general shape of the architectural elements. On February 9, 2015 the Architect and staff again met with the Committee to discuss building elevations and materials for the building exterior, during which a favorable response was received.

## DISCUSSION

### Project Description

The project consists of a fire station and Fire Training and City Emergency Operations Center (EOC) building with adjacent parking and service areas. **Figure 1** shows the area surrounding the project site which includes a mix of existing residential and a flood control channel.

**Figure 1: Aerial Photograph of Project Site**



Fire Station No. 2 is being designed to meet the service needs of CalFire. The size of building is approximately 6,580 sq. ft. consisting of an apparatus room that includes two side-by-side spaces for various sized equipment. Fire truck access is provided by a pair of back entry and front exit vehicle doors. The main vehicular exit fronts on Chandler Street with all fire equipment entries from Selby Avenue. **Figure 2** shows the building placement on the site.

Support functions for the equipment are located inside adjacent to the apparatus room and in a small storage building located adjacent to the vehicle “yard”. The administrative and crew living quarters on the west side of the building are enclosed with a long wall along the Selby Avenue frontage. A wall separates the fire station property from an existing residence to the east.

At the north edge of the fire station parking lot, a fence/wall will separate the fire station from the future 2,440 sq. ft. the EOC building which is being planned as part of this project but will be constructed at a later time.

**Figure 2: Proposed Site Plan**



## Project Analysis

### Architectural Design

Fire Station No. 2 is a one-story building with an apparatus room projecting above the rest of the roofline to accommodate the equipment (see **Figure 3**). A hip roof design was selected to diminish the overall height as much as possible in keeping with the residential character of the area. Parts of the building are expressed separately to reduce the overall visual impact of the building. Materials such as stone, cement board siding and stucco have been selected to provide visual interest, durability, and low maintenance. The general color theme is derived from the

natural material colors with red paint used to highlight the apparatus room doors, access doors, and window frames.

**Figure 3: Fire Station Architectural Elevations**



The

EOC is also a one-story building with materials and colors similar to those used for the fire station building (see **Figure 4**).

**Figure 4: EOC Architectural Elevations**



### Circulation & Parking

The fire station No. 2 is designed so that as fire trucks return, they enter the property from Selby Avenue through an automated gate. The trucks are checked and parked within the apparatus room. Fire trucks will respond to calls via Chandler Street where a median opening will be provided. A fire station traffic signal will flash red lights to stop traffic on Chandler Street. Ten (10) vehicle parking spaces are provided for fire personnel and three (3) visitor parking spaces are provided on-site with access from Selby Avenue.

The EOC building is accessible from Selby Avenue. A swinging gate and fence contain the building and twenty two (22) vehicle parking spaces are provided for the EOC building.

### Landscape Design

A landscape site plan will be submitted at a later time for review by the Committee and Planning Department consistent with the following description.

To achieve water savings, the landscape design for the fire station will consist of climate appropriate materials, resource conserving features and sustainable practices that include water recharge, drought tolerant plant material and low flow irrigation design. Such design features shall meet or exceed all applicable codes and regulations.

The trees to be planted along the south, east and west sides of the site will provide shade. Attractive landscape plants that provide seasonal interest (e.g. various blooming seasons, colorful foliage, etc.) will be installed along the foundation of the building and at the parking lot perimeter edge and shall be planted to screen the parked cars from the street. Sightlines to/from the street must be maintained to assure safe exit of equipment onto public streets.

### Noise

The fire equipment will use lights and sirens during dispatch if the conditions warrant. However, as often as safe to do so when there is little or no traffic, lights without siren will be used to reduce noise.

### Traffic

The project will include street and sidewalk improvements along the street frontages of Chandler Street and Selby Avenue. Modification of the Chandler Street median, installation of a flashing light, and appropriate street striping and marking will be designed to create safe conditions.

## **FISCAL IMPACT**

The fire station is budgeted in Fiscal Year 2015-16 utilizing the Fire Fund. The sidewalk and street widening of the frontage improvements will utilize the Gas Tax and CDBG Funds, which is also budgeted in Fiscal Year 2015-16.

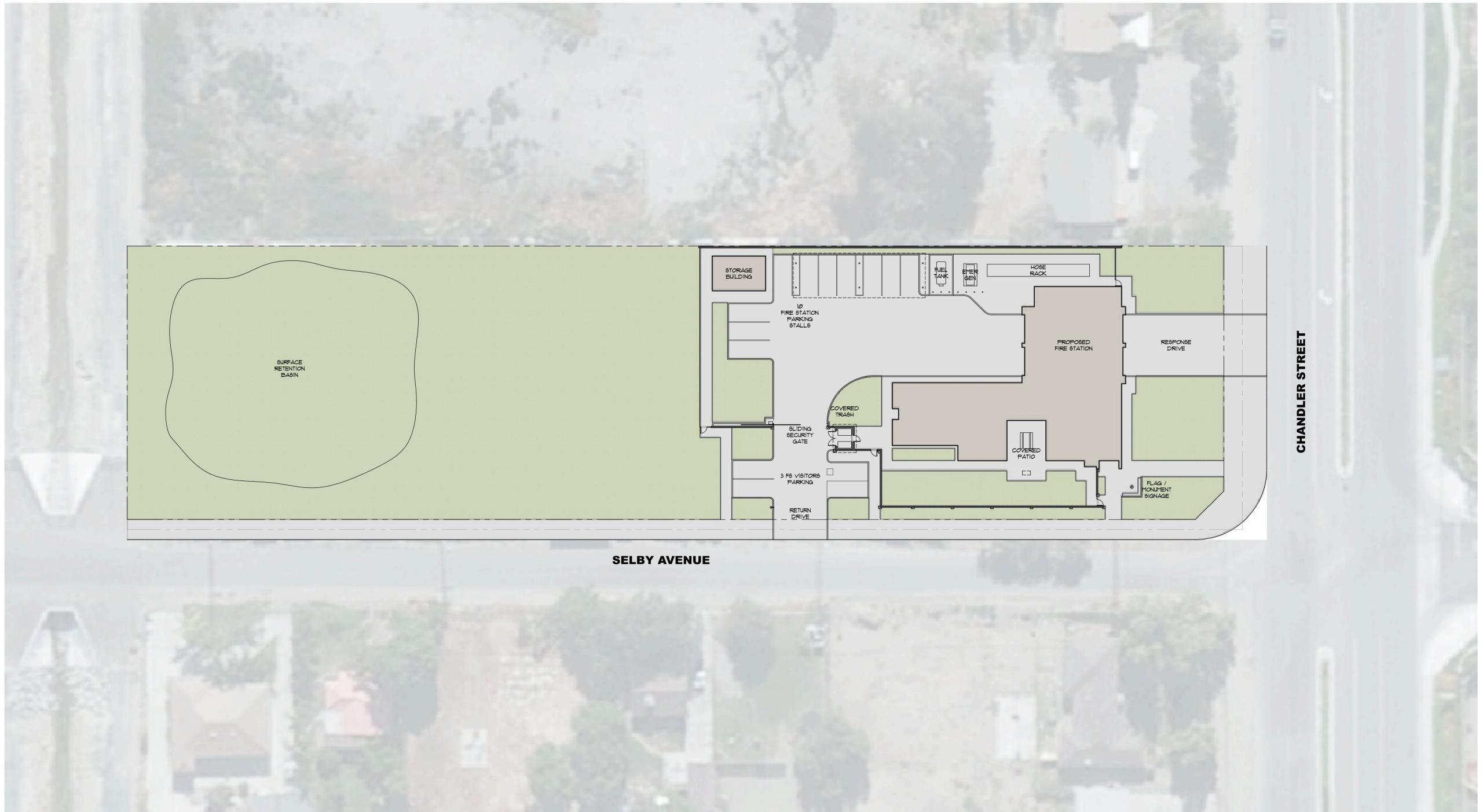
## **ATTACHMENT**

### **Floor Plans and Perspective Drawings**

Prepared by: Bob Williamson, Project Manager  
Joe Indrawan, Deputy City Engineer  
Reviewed by: John Cavanaugh, City Attorney  
Reviewed by: Michele Nissen, Interim City Manager

**ATTACHMENT**

**Floor Plans and Perspective Drawings**



SELBY AVENUE

CHANDLER STREET

- LANDSCAPED AREA
- BUILDING FOOTPRINT
- CONCRETE PAVING

PHASE 1



CITY OF EASTVALE FIRE STATION No. 2  
PROPOSED SITE LAYOUT

03/16/2015



SCALE: 1" = 20'-0"

# EASTVALE FIRE STATION No. 2

EASTVALE, CA  
RIVERSIDE COUNTY FIRE DEPARTMENT





SELBY AVENUE

CHANDLER STREET

- LANDSCAPED AREA
- BUILDING FOOTPRINT
- CONCRETE PAVING
- AC PAVING

PHASE 2

CITY OF EASTVALE FIRE STATION No. 2  
 PROPOSED SITE LAYOUT

03/16/2015

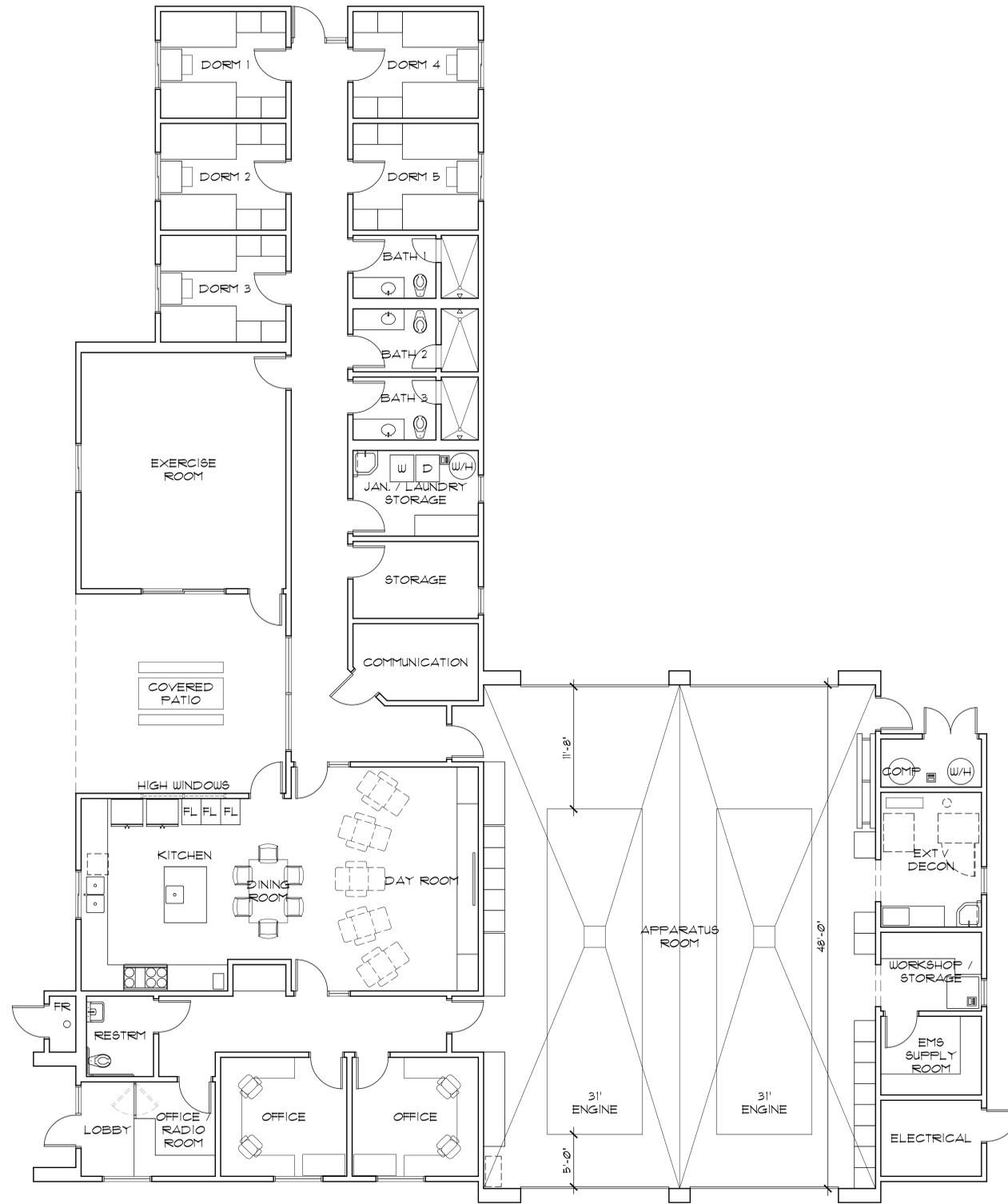


SCALE: 1" = 20'-0"

# EASTVALE FIRE STATION No. 2

EASTVALE, CA  
 RIVERSIDE COUNTY FIRE DEPARTMENT



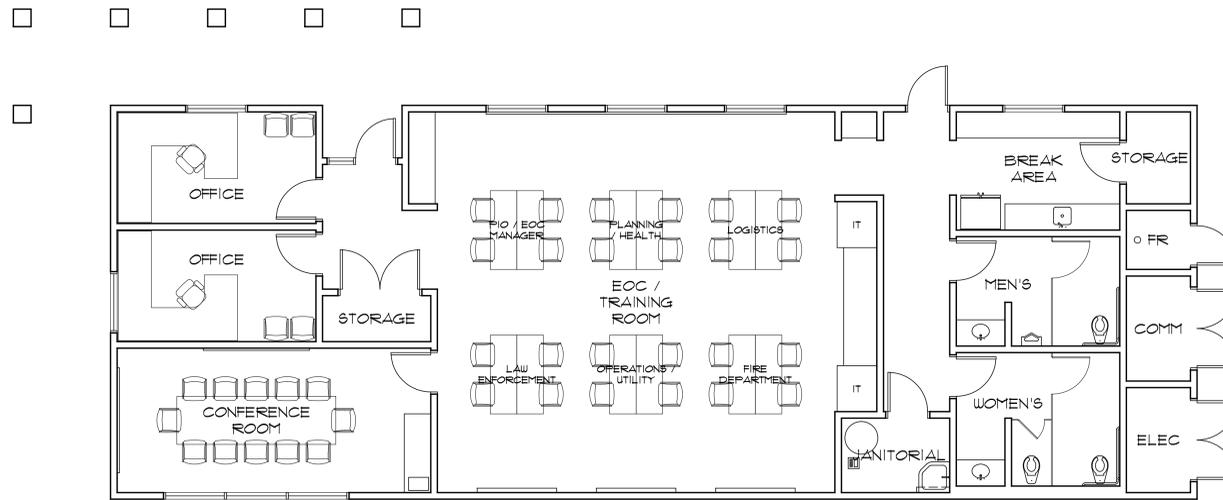


FIRE STATION  
5,960 SF.



SCALE: 3/16" = 1'-0"





EMERGENCY OPERATIONS CENTER  
2,436 SF.

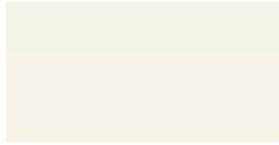




ROOFING  
CONCRETE ROOFING TILE  
EAGLE ROOFING PONDEROSA  
1687 "GOLDEN EAGLE"



FIBER CEMENT SIDING  
JAMES HARDIE  
HARDIE PLANK LAP SIDING  
"NAVAJO BEIGE"



EXTERIOR PLASTER COLOR 1  
LIGHT BEIGE: TOP OF APPARATUS BAYS



EXTERIOR PLASTER COLOR 2  
BEIGE: MAIN FIELD COLOR



EXTERIOR PLASTER COLOR 3  
BROWN: ACCENT COLOR



DOOR/WINDOW COLOR  
RUST RED



STONE VENEER  
ELDORADO STONE  
RUSTIC LEDGE  
"PINETOP"



SOUTH ELEVATION (FIRE STATION)



WEST ELEVATION (FIRE STATION)



NORTH ELEVATION (FIRE STATION)



EAST ELEVATION (FIRE STATION)

CITY OF EASTVALE FIRE STATION No. 2  
PROPOSED ELEVATIONS

03/16/2015



SCALE: 3/16" = 1'-0"

**EASTVALE FIRE STATION No. 2**

EASTVALE, CA  
RIVERSIDE COUNTY FIRE DEPARTMENT





SOUTH ELEVATION (E.O.C.)



WEST ELEVATION (E.O.C.)



NORTH ELEVATION (E.O.C.)



EAST ELEVATION (E.O.C.)

CITY OF EASTVALE FIRE STATION No. 2  
PROPOSED ELEVATIONS

03/16/2015



SCALE: 3/16" = 1'-0"

# EASTVALE FIRE STATION No. 2

EASTVALE, CA  
RIVERSIDE COUNTY FIRE DEPARTMENT





VIEW OF SOUTHWEST (FIRE STATION)



VIEW OF NORTHWEST (FIRE STATION)



VIEW OF NORTHEAST (FIRE STATION)



VIEW OF SOUTHEAST (FIRE STATION)



AERIAL VIEW



FIRE STATION ENTRANCE VIEW (FIRE STATION)



VIEW OF SOUTHWEST (E.O.C.)



VIEW OF NORTHWEST (E.O.C.)



VIEW OF NORTHEAST (E.O.C.)



VIEW OF SOUTHEAST (E.O.C.)



E.O.C. ENTRANCE VIEW (E.O.C.)

