

**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 as an At-Large citizen 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*