

Costco
at Goodman Commerce Center
Project 16-00020:
Major Development Plan

Eastvale Planning Commission

Cathy Perring, Assistant Planning Director

Wednesday, November 16, 2016



Project Summary

The applicant is seeking three approvals:

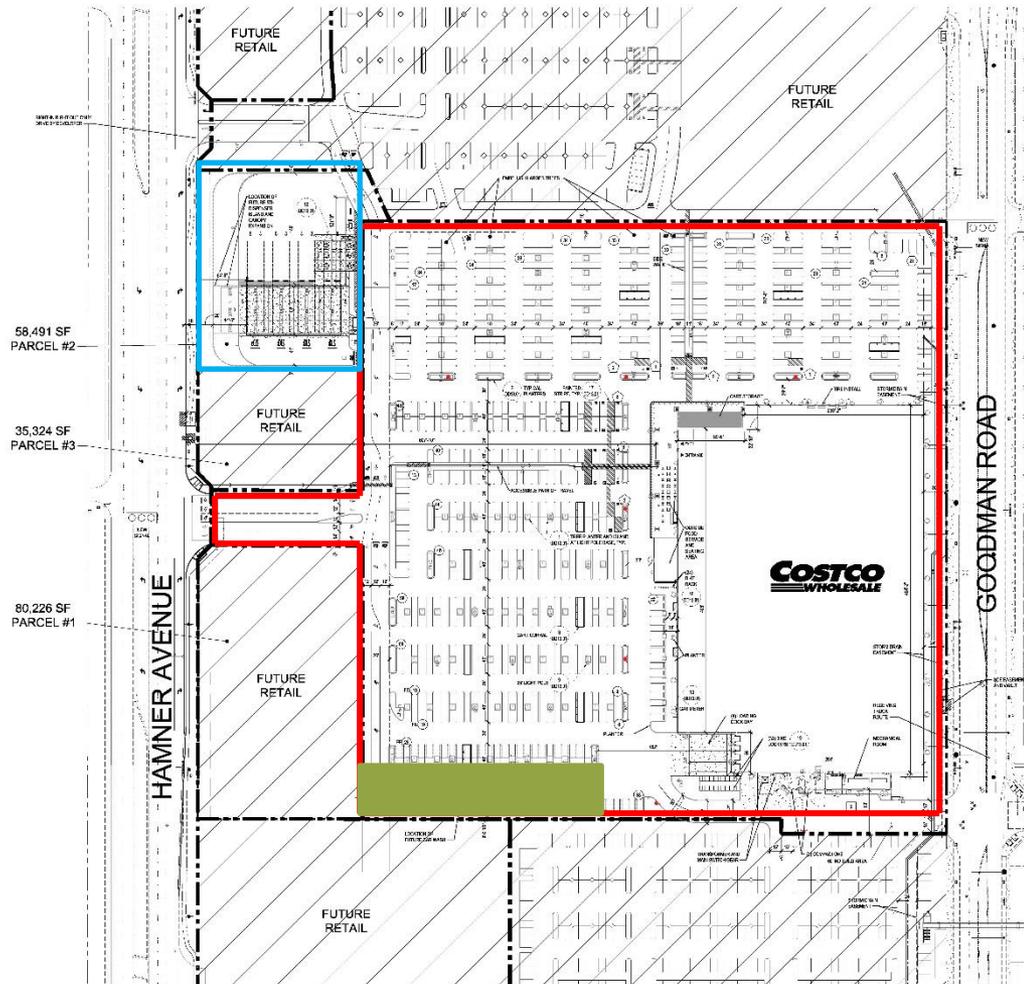
- Major Development Plan Review of a 158,000-square-foot retail warehouse, 30-position gasoline fueling station, and self-serve car wash, and
- Conditional Use Permit for the establishment and operation of a tire store and associated shop space; and
- Conditional Use Permit for the sale of alcoholic beverages (for off-site consumption).



Project Location



Site Plan



PROJECT DATA

OWNER:	TARPON PROPERTY OWNERSHIP 2 LLC 18201 VON KARMAN AV., SUITE 1170 IRVINE, CA 92612
APPLICANT:	COSTCO WHOLESALE 959 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SEC CANTU GALLEANO RANCH RD & HAMNER AVE EASTVALE, CA
ZONING:	GOODMAN COMMERCIAL CENTER AT EASTVALE SPECIFIC PLAN CR - COMMERCIAL RETAIL
SETBACKS:	-
FRONT - HAMNER AVE.	15'-0"
SIDE	0' MINIMUM EQUAL TO NOT LESS THAN 10' FOR THE TWO SIDE LOT AREAS COMBINED
REAR - GOODMAN WAY	20'-0"

SITE DATA:

COSTCO SITE AREA:	14.75 ACRES (642,728 SF)
COSTCO FUEL FACILITY AREA:	1.38 ACRES (59,961 SF)
TOTAL COSTCO SITE	16.13 ACRES (702,689 SF)
PARCEL #1:	1.84 ACRES (80,226 SF)
PARCEL #3:	.81 ACRES (35,324 SF)

BUILDING DATA:

BUILDING AREA	153,538 SF
FOOD SERVICE	1,818 SF
ENVELOPE / EXTERIOR WALL	1,063 SF
NET MECHANICAL ROOM	1,394 SF
TOTAL BUILDING	157,844 SF
TOTAL GAS CANOPY	8,568 SF

PARKING DATA:

TOTAL PARKING:	858 STALLS
INCLUDES:	
⊗ 10' WIDE STALLS	753 STALLS
⊙ 10' WIDE CLEAN AIR / VAN POOL / EV STALLS	84 STALLS
⊙ 9' WIDE STALLS	21 STALLS
⊙ ACCESSIBLE STALLS (1 IN 6 VAN)	18 STALLS
H 10' X 35' LOADING SPACES	2 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.43 STALLS
JURISDICTIONAL REQUIREMENT PARKING - 5 STALL / 1000 S.F.:	788 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED

LEGEND

▨ INDICATES AREA OF WORK BY DEVELOPER



1 HAMNER AVE S
SEC CANTU GALLEANO RANCH RD
1141 Seward Ave. P.O. Box 907
Eastvale, CA 91751
Tel: 951-929-1000
1852-000



16-5030-01
OCTOBER 10, 2016
PROPOSED SITE
PLAN WITHOUT CAR
WASH

DD11.02

Costco Retail Warehouse



Main Entry Elevation

View from
Goodman Way
toward south and
east elevations



View from Goodman
Way toward Tire
Store/north elevation

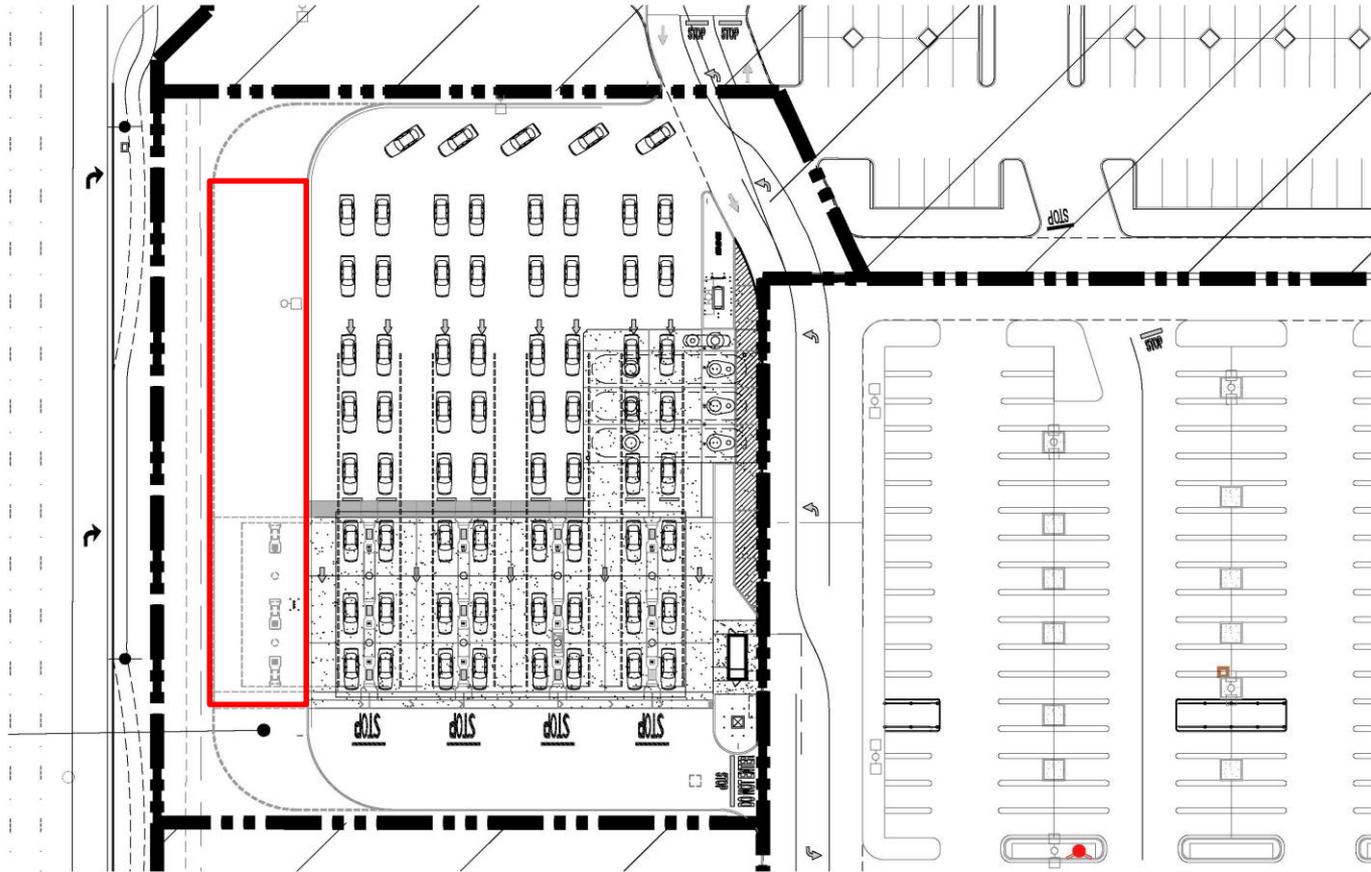
View from Car Wash
area toward
entry/west elevation



Site Access and Circulation



Fueling Station Stacking



STACKING PLAN



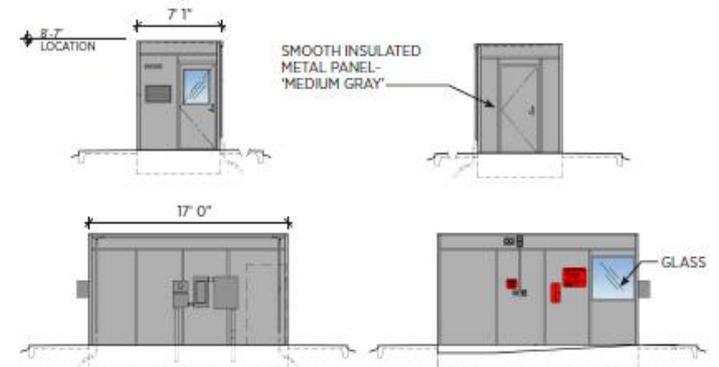
Fueling Station



1 NORTH/SOUTH ELEVATION
SCALE: NTS



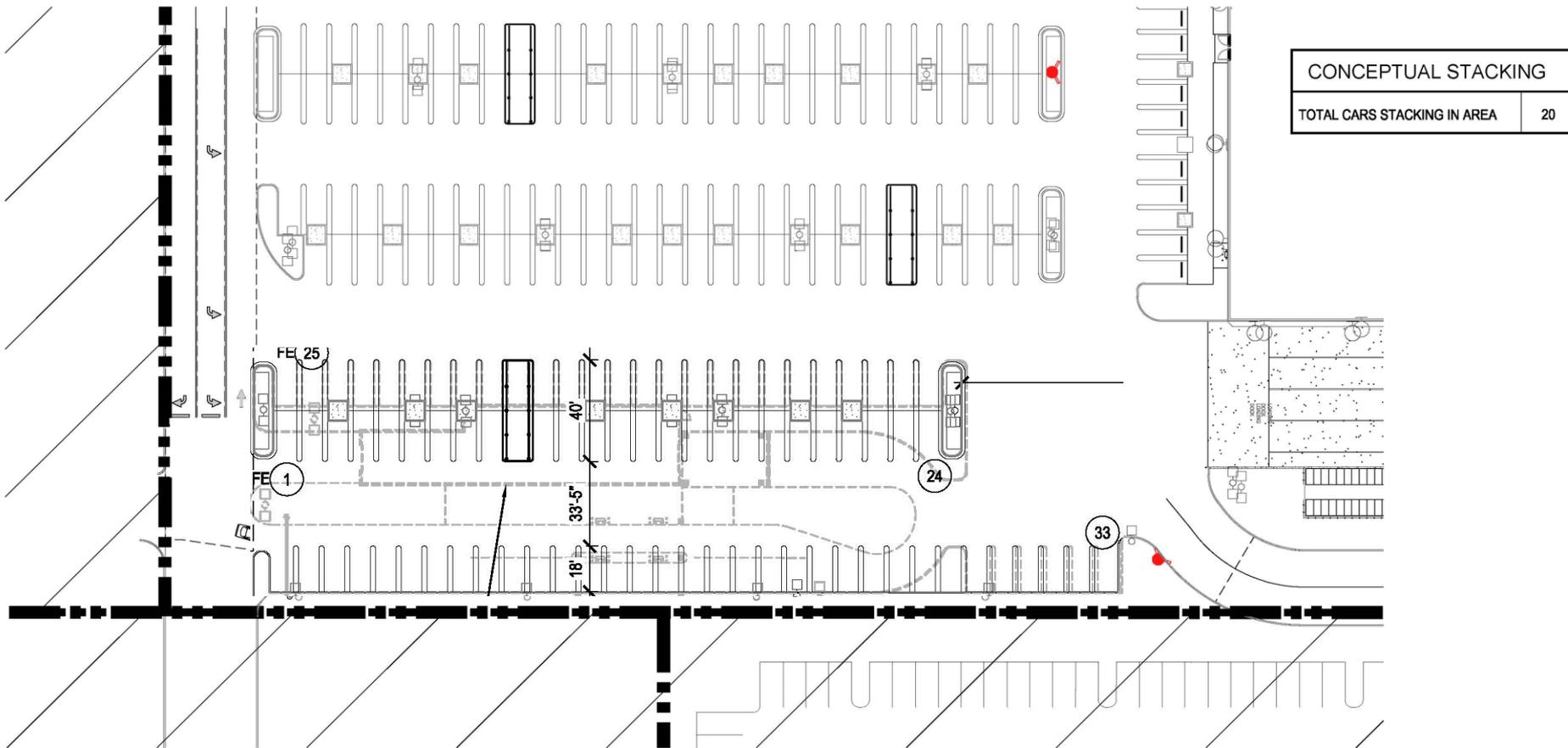
2 EAST/WEST ELEVATION
SCALE: NTS



3 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: NTS



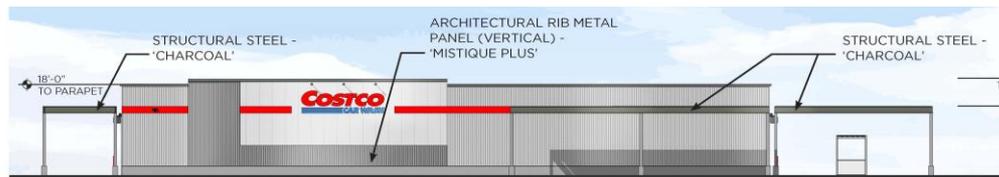
Car Wash



Car Wash



5 SOUTHWEST PERSPECTIVE
SCALE: NTS



1 SOUTH ELEVATION
SCALE: NTS



3 EAST ELEVATION
SCALE: NTS



2 NORTH ELEVATION
SCALE: NTS



4 WEST ELEVATION
SCALE: NTS

Landscaping



California Environmental Quality Act (CEQA)

This project is addressed by the Environmental Impact Report (EIR) for the Goodman Commerce Center. No additional CEQA environmental analysis was needed.



Staff Recommendation

- **Approve** the Conditional Use Permits with revised conditions of approval
- **Approve** the Major Development Plan Review

