

MINUTES

CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, February 19, 2020
6:00 P.M.

Eastvale City Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

1. CALL TO ORDER

A regular meeting of the Eastvale Planning Commission was called to order on February 19, 2020, at 6:01 p.m. by Chair Lee.

2. ROLL CALL

Present: Commissioners Charlson, Laney, Oblea, Vice-Chair Hove, and Chair Lee.

City Staff

Present: Community Development Director Gibson-Williams, Assistant City Attorney Herrington, Community Enhancement and Safety Manager Terfehr and Deputy City Clerk Cooper were present at Roll Call. Other staff members were present and responded to questions.

3. PLEDGE OF ALLEGIANCE

Commissioner Laney led the assembly in the Pledge of Allegiance to our Flag.

4. PUBLIC COMMENT

Chair Lee opened the public comment portion of the meeting. Hearing no response, Chair Lee closed the public comment portion of the meeting.

5. ADDITIONS/REVISIONS TO THE AGENDA

Community Development Director Gibson-Williams noted that Item 9.1 was mistakenly included in the agenda packet twice.

6. CONSENT CALENDAR

On motion of Commissioner Charlson and second by Commissioner Laney, the Planning Commission voted unanimously to approve the consent calendar.

6.1 Planning Commission Minutes

Approve the minutes from the Regular Meeting held on January 15, 2020.

6.2 Communications Monthly Summary

Receive and file the Communications Monthly Summary.

6.3 Eastvale Connection

Receive and file the Eastvale Connection.

6.4 Planning Department Update

Receive and file the Planning Department Update with the amended update.

6.5 Public Works Department Update

Receive and file the Public Works Department Update.

7. PRESENTATIONS

No items.

8. PUBLIC HEARINGS

8.1 Variance 20-001 – A Request by Public Storage to Construct a Monument Sign on Archibald Avenue and Vary from the Sign Requirements in Section 120.05.070.d of the Eastvale Municipal Code

Community Development Director Gibson-Williams made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

Curtis Gibson, Project Owner

With no one else desiring to speak on this item, Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

On motion of Commissioner Laney and second by Vice-Chair Hove, the Planning Commission voted 4-1 (with Commissioner Oblea voting no) to approve VAR 20-001 to construct a monument sign on Archibald Avenue for a Public Storage facility and vary from the sign requirements in Section 120.05.070.d of the Eastvale Municipal Code.

8.2 PLN19-20064 – Major Development Plan Review and Conditional Use Permit to Construct a Multi-Tenant Retail Building with a Drive-Through Restaurant at The Goodman Commerce Center Commercial Retail (CR) Area 6

Contract Planner Lim made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

1. Ike Bootsma, Eastvale Resident
2. Michael O'Connor, Eastvale Resident

With no one else desiring to speak on this item, Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

On motion of Commissioner Oblea and second by Commissioner Charlson, the Planning Commission voted unanimously to:

1. Approve PLN19-20064 Major Development Review for a 4,800 square foot multi-tenant retail building; and
2. Approve Conditional Use Permit PLN19-20064 to allow the operation of a single-lane drive-through, subject to conditions of approval, including the addition of crosswalks.

8.3 PLN19-20063 – Major Development Plan Review and Conditional Use Permit to Construct a Bank with a Drive-Through ATM at The Goodman Commerce Center Commercial Retail (CR) Area 8

Contract Planner Lim made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

Ike Bootsma, Eastvale Resident

With no one else desiring to speak on this item, Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

On motion of Commissioner Oblea and second by Commissioner Laney, the Planning

Commission voted unanimously to:

1. Approve PLN19-20063 Major Development Plan Review for a 5,000 square foot credit union; and
2. Approve Conditional Use Permit PLN19-20063 to allow the operation of a single-lane drive-through ATM, subject to conditions of approval, including the addition to enhance the west elevation to look the east elevation.

8.4 PLN19-20035 – A Major Development Review for the Construction of an Approximately 61,000 Square Foot Industrial Building in Planning Area 6 of The Ranch Specific Plan Located at the Southeast Corner of Taylor Way and Limonite Avenue

Contract Planner Lobliner made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

Ike Bootsma, Eastvale Resident

Chair Lee closed the public comment period.

On motion of Commissioner Charlson and Commissioner Oblea, the Planning Commission voted unanimously to approve Application Number PLN19-20035 for a Major Development Review for the construction of an approximately 61,000 square foot industrial building.

8.5 PLN19-20049-50 – A Major Development Review for the Construction of a 10,500 Square Foot Retail Building, and a Conditional Use Permits for the Operation of a Drive Thru at The Merge Industrial Retail Center

Contract Planner Lobliner made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

1. Ike Bootsma, Eastvale Resident
2. Michael O'Connor, Eastvale Resident

Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

On motion of Commissioner Laney and second by Commissioner Oblea, the Planning Commission voted unanimously to approve Application Number PLN19-20049-50 for a Major Development Review for the construction of a 10,500 square foot retail building and a Conditional Use Permit for the operation of a drive thru at The Merge Industrial and Retail Center, with included language to address the eastern elevation of the bank ATM in the Resolution.

8.6 AMENDMENT 20-0001: A Resolution of the Planning Commission Recommending Approval of an Amendment to Section 120.04.010 of the Eastvale Municipal Code as it Pertains to Accessory Dwelling Units

Community Development Director Gibson-Williams made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

1. Michael O'Connor, Eastvale Resident
2. Keith White, Eastvale Resident

With no one else desiring to speak on this item, Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

On motion of Commissioner Charlson and second by Chair Lee, the Planning Commission voted 4-1 (with Vice-Chair Hove voting no) to recommend approval to the City Council for Development Code Amendment 20-001: "A Resolution of the Planning Commission recommending approval of an Amendment to Section 120.01.010 of the Eastvale Municipal Code as it pertains to accessory dwelling units."

9. COMMISSION BUSINESS

9.1 Limonite Gap Closure Project Bridge Aesthetics/Geometrics Review

Representatives from Mark Thomas, the applicant, presented a PowerPoint presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

1. Ike Bootsma, Eastvale Resident
2. Michael O'Connor, Eastvale Resident

With no one else desiring to speak on this item, Chair Lee closed the public comment period.

The Planning Commission reviewed and provided comments related to the vehicular and pedestrian bridge aesthetics and geometrics for the Limonite Gap Closure Project.

9.2 State Senate Bill 743 (SB743) Implementation Educational Presentation

Contractor Tom Mericle made a presentation and responded to Commission inquiries.

Chair Lee opened the public comment period.

The following individual(s) provided public comment.

Keith White, Eastvale Resident

Chair Lee closed the public comment period.

The Planning Commission discussed the item and staff answered related questions.

By consensus, the Planning Commission received and filed the presentation.

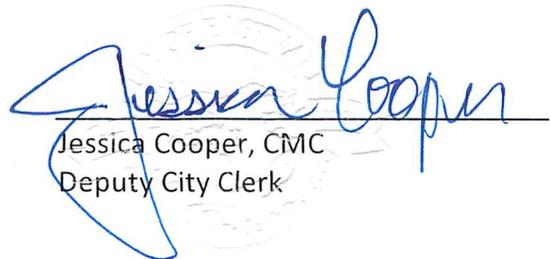
10. CITY STAFF REPORT

Community Development Director Gibson-Williams provided an update on upcoming City events.

11. COMMISSION COMMUNICATIONS

Commissioner Laney provided comments.

ADJOURNMENT – Chair Lee adjourned the meeting at 9:17 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, March 18, 2020 at 6:00 p.m.



Jessica Cooper, CMC
Deputy City Clerk