

# MINUTES

## CITY OF EASTVALE

**Planning Commission Regular Meeting**  
**Wednesday, March 18, 2020**  
**Regular Meeting: 6:00 P.M.**  
***Meeting Streamed via GoToWebinar***

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

---

### 1. CALL TO ORDER

The regular meeting of the Eastvale Planning Commission was called to order at 6:00 p.m. by Chair Lee.

### 2. ROLL CALL

**Present:** Commissioners Charlson, Laney, Oblea (via GoToWebinar), Vice-Chair Hove, and Chair Lee

**Absent:**

#### City Staff

**Present:** Community Development Director Gibson-Williams, Planning Manager Killebrew, City Attorney Vega (via GoToWebinar), and Deputy City Clerk Cooper were present at Roll Call. Other staff members were present and responded to questions.

### 3. PLEDGE OF ALLEGIANCE

Commissioner Charlson led the Pledge of Allegiance.

### 4. PUBLIC COMMENTS – None

### 5. ADDITIONS/REVISIONS - None

### 6. CONSENT CALENDAR

On motion of Vice-Chair Hove and second by Commissioner Laney the Planning Commission voted unanimously to approve Consent Calendar Item Nos. 6.1 – 6.5.

### **6.1 Planning Commission Minutes**

The Planning Commission approved the Planning Commission meeting minutes from the regular meeting held on February 19, 2020.

### **6.2 Communications Monthly Summary**

The Planning Commission received and filed the Communications Monthly Summary.

### **6.3 Eastvale Connection**

The Planning Commission received and filed the Eastvale Connection.

### **6.4 Planning Department Update**

The Planning Commission received and filed the Planning Department Update.

### **6.5 Public Works Department Update**

The Planning Commission received and filed the Public Works Department update.

## **7. PRESENTATIONS**

### **7.1 Introduction of New Planning Manager Jason Killebrew**

Community Development Director Gibson-Williams introduced Planning Manager Killebrew.

## **8. PUBLIC HEARINGS**

### **8.1 PLN19-20026 – A Request for a Change of Zone, Major Development Review, Variance, Tentative Parcel Map, and a Lot Line Adjustment for the Development of a 1,055,542 Square Foot Industrial Center (The Homestead), and Consideration of Environmental Impact Report and Statement of Overriding Considerations**

Contract Planner Lobliner made a presentation and answered related questions.

Chair Lee opened the public comment period.

The following individuals provided public comment:

- Steven Piepkorn, Golden State Environmental Justice Alliance

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 Vice-Chair Hove, the Planning Commission voted unanimously to:

1. Adopt a resolution recommending that the City Council certify the Environmental Impact Report (EIR) and adopt a statement of overriding considerations for PLN19-20026 The Homestead project; and
2. Adopt a resolution recommending that the City Council approve PLN19-20026, with all associated entitlements, based on the finding and conclusions of this report and subject to the attached conditions of approval, including new added conditions of approval.

## **9. COMMISSION BUSINESS**

### **9.1 PLN15-0958 – One-Year Review of the Drive-Through Operation at Pad 1 (El Pollo Loco) in the Eastvale Marketplace**

Contract Planner Lim summarized the staff report.

Chair Lee opened the public comment period.

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

On motion of Commissioner Charlson and second by Commissioner Laney, the Planning Commission voted unanimously to determine that no changes to the Conditions of Approval are needed for the El Pollo Loco drive-through operation.

### **9.2 Tract 30817 Lots 272 & 273 – Dedication of Right-of-Way**

Commissioner Oblea recused himself from the item.

Contract Engineer Hemsley summarized the staff report and responded to Planning Commission inquiries.

Chair Lee opened the public comment period.

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

On motion of Commissioner Laney and second by Vice-Chair Hove, the Planning Commission voted unanimously to:

1. Make a determination for General Plan consistency for acceptance of Open Space Lot 272 and the acceptance of Open Space Lot 273.

2. Review and provided comments related to the acquisition of Open Space Lot 272 and the acquisition of Open Space Lot 273.

**10. CITY STAFF REPORT**

Community Development Director Gibson-Williams provided comments.

**11. COMMISSION COMMUNICATIONS**

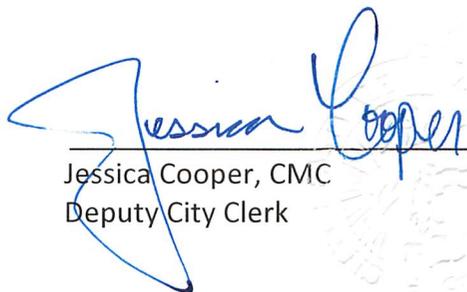
Commissioner Oblea provided comments.

Commissioner Laney provided comments.

Commissioner Charlson provided comments.

Chair Lee provided comments.

**ADJOURNMENT** – Chair Lee adjourned the at 7:03 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, April 15, 2020 at 6:00 p.m.



---

Jessica Cooper, CMC  
Deputy City Clerk

