



## PLANNING COMMISSION AGENDA

**WEDNESDAY, FEBRUARY 22, 2023**  
**STUDY SESSION @ 6:00 P.M.**  
**REGULAR SESSION @ 7:00 P.M.**

**CITY COUNCIL CHAMBERS**  
**8930 LIMONITE AVENUE, JURUPA VALLEY, CA 92509**

A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.*

B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda. The public may submit comments via email to: [esoriano@jurupavalley.org](mailto:esoriano@jurupavalley.org) before 5:00 p.m. on the scheduled meeting date.*

C. *Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*

D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

E. *To live stream this meeting, please click on the following link:*  
<https://www.jurupavalley.org/422/Meeting-Videos>

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**STUDY SESSION - 6:00 P.M.**

**I. CALL TO ORDER AND ROLL CALL**

<b>CHAIR</b>	<b>COMMISSIONERS</b>
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	YESENIA VILLAGOMEZ
PENNY NEWMAN	

**II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**III. COMMISSION BUSINESS**

**ITEM NO. 1**

**STUDY SESSION:** Master Application No. 22318: Pre-Application Review for a 43 single-family detached homes on 15.04 acres within the Rio Vista Specific Plan.

**LOCATION:** Northeast corner of Armstrong Road and Gail Drive.

**APPLICANT:** JPMG Investments, LLC

Documents:

[ITEM NO. 1.PDF](#)

**REGULAR SESSION - 7:00 P.M.**

**I. CALL TO ORDER AND ROLL CALL**

<b>CHAIR</b>	<b>COMMISSIONERS</b>
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	YESENIA VILLAGOMEZ
PENNY NEWMAN	

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**VI. COMMISSION BUSINESS**

## **ITEM NO. 1**

**CONTINUED STUDY SESSION (if necessary):** Master Application No. 22318: Pre-Application Review for a 43 single-family detached homes on 15.04 acres within the Rio Vista Specific Plan.

**LOCATION:** Northeast corner of Armstrong Road and Gail Drive.

**APPLICANT:** JPMG Investments, LLC

## **V. CONSENT CALENDAR**

Agenda Items **2 and 3** are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

### **ITEM NO. 2**

Approval of Agenda

### **ITEM NO. 3**

Approval of the Minuets

- February 8, 2023 Regular Meeting

Documents:

[ITEM NO. 3.PDF](#)

### **ITEM NO. 4**

Consideration of any items removed from Consent Calendar.

## **VI. PUBLIC HEARING**

### **ITEM NO. 5**

**PROJECT:** Master Application No. 20117: Minor Change No. 1 to Tentative Tract Map No. 37211, a request to modify Condition No. 1.12 regarding off-site landscaping CFD requirements, Condition No 2.15 regarding Water Quality Management Feature CFD requirement and Condition No. 3.15 regarding electrical line undergrounding along Pacific Avenue and determine that no further CEQA review is required pursuant to CEQA Guidelines Section 15061 (b)(4).

**LOCATION:** Southeast corner of Canal Street and Opal Street (APNs: 177-130-007 & 177-142-018)

**APPLICANT:** Sequanata Partners, LP

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. PC-2023-03 approve Minor Change No. 1 to Tentative Tract Map No. 37211 modifying Engineering Condition No. 3.15, denying modifications to Condition No. 1.12 and 2.15, and determining that no further CEQA review is required pursuant to CEQA Guidelines Section 15162(b)(4).

Documents:

[ITEM NO. 5.PDF](#)

## **ITEM NO. 6**

**PROJECT:** Proposed Amendments to implement the 6th Cycle Housing Element: 1) Development Code Amendments (ZCA22014); 2) General Plan Community Safety, Services, and Facilities Element Amendments (GPA22009); 3) Proposed General Plan Land Use Map Amendments (GPA22010, GPA22011, GPC22012, GPA22013, GPA22014, GPA22015, GPA22016, GPA22017, GPA22018, GPA22019, GPA22020, GPA22021, GPA22022, GPA22023, GPA22024, GPA22025, GPA22026, GPA22027, GPA22028); 4) I-15 Corridor Specific Plan Land Use Map Amendment No. 1 (SPA266); 5) Zoning Map Amendments (CZ22010, CZ22011, CZ22012, CZ22013, CZ22014, CZ22015, CZ22016, CZ22017, CZ22018, CZ22019, CZ22020, CZ22021, CZ22022, CZ22023, CZ22024, CZ22025, CZ22026, CZ22027); and approving an addendum to a Certified Programmatic Final Environmental Impact Report and adopting findings pursuant to the California Environmental Quality Act.

**RECOMMENDATION:** By motion, continue the public hearing to March 8, 2023, in order to allow for noticing of owners and neighbors of properties proposed for General Plan Amendments, Specific Plan Amendments, and or/Zone Changes.

Documents:

[ITEM NO. 6.PDF](#)

## **ITEM NO. 7**

**PROJECT:** Change of Zone No. 22004 and General Plan Amendment No. 22008 consisting of approximately 3.86 acres, changing the Zoning Map from Manufacturing-Service Commercial to Scenic Highway Commercial and changing the General Plan Land Use Map from Business Park to Commercial Retail, and an addendum to the certified City of Jurupa Valley General Plan.

**LOCATION:** Northeast corner of Van Buren Boulevard and Jurupa Road west of Felspar Street (APNs: 167-160-004, 167-160-019 and 167-160-020)

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. PC-2023-05 recommending that the City Council approve Change of Zone No. 22004 and General Plan Amendment No. 22008 consisting of approximately 3.86 acres located near the northeast corner of Van Buren Boulevard and Jurupa Road west of Felspar Street, changing the zoning map from Manufacturing-Service Commercial to Scenic Highway Commercial and changing the General Plan Land Use Map from Business Park to Commercial Retail, and an addendum to the certified City of Jurupa Valley General Plan.

Documents:

**ITEM NO. 7.PDF**

**ITEM NO. 8**

**PROJECT:**

1) Change of Zone No. 22003 consisting of approximately 28 acres located at 6464 33rd Street east of Florian Avenue, south of 33rd Street and north of the UPRR Railroad Tracks from Manufacturing-Service Commercial (M-SC) to General Residential (R-3) (APNs: 177-110-018 and 177-110-016 (LUA 15A).

2) Change of Zone No. 22005 consisting of approximately 3.6 acres located at the southeast corner of La Rue Street and Canal Street (APN: 179-021-001) from One Family Dwellings ( R-1 ) to General Residential (R-3).

3) Change of Zone No. 23003 consisting of 3.86 acres located near the northwest intersection of Bellegrave Avenue and Van Buren Boulevard and West of the Bain Flood Control Channel (APNs: 153-370-001, 002, 003, 004, 005, 006, 008, 009, 010, 011, 014, 015) from Industrial Park (I-P) to Business Park (B-P).

4) Determine that no further Environmental Review is required pursuant to CEQA Guidelines Section 15162.

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. PC-2023-06 recommending that the City Council:

1) Determine that for the Change of Zones listed below, no further Environmental Review is required pursuant to CEQA Guidelines Section 15162;

2) Approve Change of Zone No. 22003 consisting of approximately 28 acres located at 6464 33rd Street east of Florian Avenue, south of 33rd Street and north of the UPRR Railroad Tracks from Manufacturing-Service Commercial (M-SC) to General Residential (R-3) (APNs: 177-110-018 and 177-110-016)

previously occupied by Adesa Auto Storage;

3) Approve Change of Zone No. 22005 consisting of approximately 3.6 acres located at the southeast corner of La Rue Street and Canal Street (APN: 179-021-001) from One Family Dwellings ( R-1 ) to General Residential (R-3); and

4) Approve Change of Zone No. 23003 consisting of 3.86 acres located near the northwest intersection of Bellegrave Avenue and Van Buren Boulevard and West of the Bain Flood Control Channel (APNs: 153-370-001, 002, 003, 004, 005, 006, 008, 009, 010, 011, 014, 015) from Industrial Park (I-P) to Business Park (B-P).

Documents:

[ITEM NO. 8.PDF](#)

## **VII. COMMISSION BUSINESS**

None.

## **VIII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

## **IX. PLANNING COMMISSIONER'S REPORTS AND COMMENTS**

## **X. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

## **XI. ADJOURMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, March 8, 2023.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at [www.jurupavalley.org](http://www.jurupavalley.org)