



PLANNING COMMISSION AGENDA

WEDNESDAY, SEPTEMBER 27, 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 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>

STUDY SESSION-6:00 P.M.

I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
CHAIR PRO TEM	YESENIA VILLAGOMEZ
PENNY NEWMAN	

II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

III. COMMISSION BUSINESS

ITEM NO. 1

STUDY SESSION: Master Application No. 21219 & 23013 (CUP21007) and MA23013 (PAR23001): A) Proposal to allow alcoholic beverage sales at the previously approved gas station with convenience store and drive-through restaurant and B) Proposed five (5) story hotel.

LOCATION: Northwest corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; and 169-031-009)

APPLICANT: Summer Eagle LLC & Re-Up LLC

Documents:

[ITEM NO. 1.PDF](#)

REGULAR SESSION- 7:00 P.M.

I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
CHAIR PRO TEM	YESENIA VILLAGOMEZ
PENNY NEWMAN	

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. COMMISSION BUSINESS

ITEM NO. 1

CONTINUED STUDY SESSION (if necessary): Master Application No. 21219 & 23013 (CUP21007) and MA23013 (PAR23001): A) Proposal to allow alcoholic beverage sales at the previously approved gas station with convenience store and drive-through restaurant and B) Proposed five (5) story hotel.

LOCATION: Northwest corner of Pedley Road and Ben Nevis Boulevard (APNs: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008; and 169-031-009)

APPLICANT: Summer Eagle LLC & Re-Up LLC

V. CONSENT CALENDAR

Agenda Items **2, 3, and 4** 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 Minutes

- August 23, 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. 23012: Change of Zone No. 23007 consisting of 3 different locations (Sites A, B, and C) with a total of 9 acres (approximately) and determine that no further Environmental Review is required pursuant to CEQA Guidelines Section 15162.

LOCATION: Mission Boulevard between Camino Real and Soto Avenue (APNs: Site A: 174-160-003 and 174-160-001; Site B:174-180-021; and Site C: 174-150-022)

RECOMMENDATION: By motion, adopt Resolution No. PC-2023-19 recommending that the City Council: Make a determination that no further

environmental review is required pursuant to CEQA Guidelines Section 15162 for Change of Zone No. 23007; and approve Change of Zone No. 23007 changing the zone from A-1 (Light Agriculture) to C-1/C-P (General Commercial) on 3 different locations (Sites A, B, and C) with a total of 9 acres (approximately) located on Mission Boulevard between Camino Real and Soto Avenue (APNs Site A: 174-160-003, 174-160-001; Site B: 174-180-021); Site C: 174-150-022).

Documents:

ITEM NO. 5.PDF

VII. COMMISSION BUSINESS

None.

VIII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IX PLANNING COMMISSIONERS' REPORTS AND COMMENTS

X. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

XI. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, October 11, 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