



PLANNING COMMISSION AGENDA

WEDNESDAY, OCTOBER 26, 2022 @ 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>

I. CALL TO ORDER AND ROLL CALL

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

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items **1, 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. 1

Approval of Agenda

ITEM NO. 2

Approval of the Minuets

- October 12, 2022 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Summary of City Council Actions and Development Update.

Documents:

[ITEM NO. 3.PDF](#)

ITEM NO. 4

Consideration of any items removed from Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 5

PROJECT: Master Application No. 21334: Revised Tentative Parcel Map, Revised Site Development Permit, Conditional Use Permit, Determination of

Public Convenience or Necessity, and Variance to modify a previously approved 231,000 square foot shopping center and add alcohol sales for on- and off-site consumption.

LOCATION: Northeast corner of Mission Boulevard and Pyrite Street (APNs: 171-020-001, -002, and -025).

APPLICANT: Pyrite Investments, LLC

RECOMMENDATION: By motion, adopt Planning Commission Resolution No. 2022-10-26-01 recommending that the City Council approve (1) Revision No. 1 to Tentative Parcel Map No. 37890, (2) Revised Site Development Permit No. 1 to SDP20018, (3) Conditional Use Permit No. 22002, (4) Determination of Public Convenience or Necessity No. 22003, and (5) Variance No. 22003 to allow for the construction of a 147,000 square-foot department store with alcohol sales for off-premises consumption, alcohol sales for on-premises consumption for Building 9, and other site modifications, at the previously entitled “Shops at Jurupa Valley” on a 31.7-acre site at the northeast corner of Mission Boulevard and Pyrite Street subject to the recommended conditions of approval.

Documents:

[ITEM NO. 5.PDF](#)

ITEM NO. 6

PROJECT: Master Application No. 22118 Vesting Tentative Tract Map No. 38258 for 35 detached condominiums on 2.62 acres.

LOCATION: Northeast corner of Rancho Jurupa Drive and Beach Street (APN: 162-230-014).

APPLICANT: Century Communities of California, LLC.

RECOMMENDATION: The Preparation of the Public Hearing item is still underway. Therefore, it is recommended that the Planning Commission open the Public Hearing and continue the Public Hearing to the November 9, 2022, Planning Commission meeting.

Documents:

[ITEM NO. 6.PDF](#)

VI. COMMISSION BUSINESS

None.

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONER'S REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, November 9, 2022.

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