



## PLANNING COMMISSION AGENDA

WEDNESDAY, NOVEMBER 8, 2023 @ 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: [jtorres@jurupavalley.org](mailto:jtorres@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      |
|----------------------|--------------------|
| 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)

## 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 Minutes

- October 25th, 2023, Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

### ITEM NO. 3

Consideration of any items removed from Consent Calendar.

## V. PUBLIC HEARING

### ITEM NO. 4

**PROJECT:** Master Application (MA) No. 17132 (CZ21003, TPM37677, SDP19008, & DA19001): Rubidoux Commerce Park- 1.18 Million-Square-Foot Industrial Park with 5 Buildings.

**LOCATION:** Easterly of Montana Avenue. Westerly of West Riverside Canal, Southerly of 25th Street, Northerly of 28th Street, and Two Parcels are located Southeast of the West Riverside Canal and Northwest of Avalon Street and East of 28th Street.

**APPLICANT:** Proficiency Capital, LLC

**RECOMMENDATION:** By motion, adopt Resolution No. PC-2023-21

recommending that the City Council certify the Draft Environmental Impact Report (EIR) and adopt Mitigation Monitoring and Report Program (MMR); approve Change of Zone No.21003, Site Development Permit No. 19008. Tentative Tract Map 37677, and Development Agreement No. 19001 to allow the construction of the industrial park.

Documents:

[ITEM NO. 4.PDF](#)  
[AMENDMENT\\_ATTACHMENT NO. 1. EXHIBIT B. DEVELOPMENT AGREEMENT..PDF](#)

## **ITEM NO. 5**

**PROJECT:** Master Application (MA) No. 21272: General Plan Amendment (GPA) No. 21009; Change of Zone (CZ) No. 21011 and Tentative Tract Map (TTM) No. 37857: Las Palmas Planned Residential Development- Subdivide 3.84 acres of land into 36 lots for single-family homes.

**LOCATION:** North of 45th Street between Opal Street and Pacific Avenue (APNs: 182-190-015, 182-190-016, and 182-190-017)

**APPLICANT:** RC Hobbs Company

**RECOMMENDATION:** By motion. adopt Resolution No. PC-2023-22, recommending that the City Council (1) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program: (2) approve General Plan Amendment No. 21009; (3) approve Change of Zone No. 21011 and (4) approve Tentative Tract Map No. 37857 to allow the subdivision and development of the Las Palmas Planned Residential Development of 36 single-family detached homes on a 3.84-acre site located north of 45th Street, between Opal Street and Pacific Avenue (APN: 182-190-015).

Documents:

[ITEM NO. 5.PDF](#)

## **VI. COMMISSION BUSINESS**

None.

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

## **VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS**

## **IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

## **X. ADJOURNMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, November 22, 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)