



## PLANNING COMMISSION AGENDA

WEDNESDAY, MARCH 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: [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>

## 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, 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. 1

Approval of Agenda

### ITEM NO. 2

Approval of the Minutes

- February 22, 2023 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

### ITEM NO. 3

**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 denying Minor Change No. 1 to Tentative Tract Map No. 37211 sustaining Engineering Condition Nos. 1.12, 2.15, and 3.15, and determining that no further CEQA review is required pursuant to CEQA Guidelines Section 15162(b)(4).

Documents:

[ITEM NO. 3.PDF](#)

#### **ITEM NO. 4**

Consideration of any items removed from Consent Calendar.

### **V. PUBLIC HEARING**

#### **ITEM NO. 5**

**PROJECT:** Proposed Amendments to Implement the 6<sup>th</sup> Cycle Housing Element: 1) Zoning 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, adopt Resolution No. PC-2023-04 recommending that the City Council:

1. Approve an Addendum to a certified programmatic final Environmental Impact Report and adopting findings pursuant to the California Environmental Quality Act;
2. Adopt Zoning Code Amendment (ZCA 22014) An Ordinance Amending Title 9 of the Jurupa Valley Municipal Code to (1) amend or establish standards for accessory dwelling units, supportive housing, residential care facilities for seven or more, group homes, large, emergency shelters, density bonus, and reasonable accommodation; (2) allow supportive housing, transitional housing, employee housing and residential care facilities for six or fewer in the R-R, R-1, R1-A, R-A, R-2, R-2A, R-3, R-3A, R-4, and R-6 zones; (3) allow farmworker housing in the R-R, R-1, R-1A, R-A, M-R, M-R-A, A-1, A-P, A-2, A-D, W-2, R-D, and N-A zones, (4) allow low barrier navigation centers, residential care facility seven or more and group homes, large in the R-2 and R-3 zones with a site development permit; (5) allow emergency shelters in the R-2 and C-N zones with a conditional use permit; (6) allow group homes, large and residential care facilities for seven or more in the R-2A, R-3A, and R4 zones; (7) allow low barrier navigation centers in the R-2A zone

with a site development permit; (8) allow low barrier navigation centers in the R-3A and R-4 zones with a site development permit; (9) allow residential care facility seven or more, group homes, large and low barrier navigation centers in the R-6 zone; (10) allow single room occupancy in the C-1/C-P zone with a conditional use permit; (11) allow emergency shelters in the I-P zone; and (12) make definitional changes and other conforming changes to the Zoning Code;

3. Adopt General Plan Community Safety, Services, and Facilities Element Amendments to address local fire hazards, and address development in Very High Fire Severity Areas, evacuation standards, fuel modification, emergency service needs, and other topics (GPA22009);
4. Proposed General Plan Land Use Map Amendments (GPA22010, GPA22011, GPA22012, GPA22013, GPA22014, GPA22015, GPA22016, GPA22017, GPA22018, GPA22019, GPA22020, GPA22021, GPA22022, GPA22023, GPA22024, GPA22025, GPA22026, GPA22027, GPA22028); I-15 Corridor Specific Plan Land Use Map Amendment No. 1 (SPA266); and Zoning Map Amendments (CZ22010, CZ22011, CZ22012, CZ22013, CZ22014, CZ22015, CZ22016, CZ22017, CZ22018, CZ22019, CZ22020, CZ22021, CZ22022, CZ22023, CZ22024, CZ22025, CZ22026, CZ22027) to do the following:

A-01	General Plan Amendment ("GPA") to change 6.0-acre site on the west side of Pats Ranch Road from MDR to HHDR; I-15 Corridor Specific Plan Amendment ("SPA") to change site from Medium R-1 to HHDR; & Change of Zone ("CZ") to change site from R-1 to SP.	Portion of 160-050-070	MA22358 GPA22010 Amendment No. 1 to SPA266 CZ22010
B-01	GPA to change 2.3-acre site on east side of Country Village Road from PF to HHDR; & CZ to change site from R-A-20 to R-3.	156-230-004	MA22359 GPA22011 CZ22011
B-02	GPA to change 3.5-acre site on east side of Country Village Road from PF to HHDR; & CZ to change site from R-A-20 to R-3.	156-220-002	MA22360 GPA22012 CZ22012
C-01	GPA to change 0.8-acre site on north side of Granite Hill Drive from LDR to HHDR; & CZ from W-2 to R-3.	173-160-002	MA22362 GPA22013 CZ22013
C-02	GPA to change 0.3-acre site on north side of Granite Hill Drive from LDR to HHDR; & CZ from W-2 to R-3.	173-160-003	MA22363 GPA22014 CZ22014
C-04	GPA to change a 2.76-acre portion on north side of Granite Hill Drive from CR to HHDR & CZ from C-P-S to R-3; and add the entire parcel to the General Plan Mixed-Use Overlay (MUO).	Portion of 173-160-029	MA22364 GPA22015 CZ22015
C-05	GPA to change 3.43-acre portion on north side of Granite Hill Drive from CR to HHDR & CZ from C-P-S to R-3; and add the entire parcel to the General Plan Mixed-Use Overlay (MUO).	Portion of 173-160-030	MA22365 GPA22016 CZ22016
D-01	GPA to change 6.4-acre site on north side of Granite Hill Drive from LI to HHDR; & CZ	Portion of 173-120-005	MA22366 GPA22017

	from W-2 to R-3.		CZ22017
D-02	GPA to change 6.4-acre site on north side of Granite Hill Drive from LI to HHDR; & CZ from W-2 to R-3.	Portion of 173-120-006	MA22367 GPA22018 CZ22018
D-03	GPA to change 13-acre site on north side of Granite Hill Drive from LI to HHDR; & CZ from W-2 to R-3.	Portion of 173-120-007	MA22368 GPA22019 CZ22019
D-04	GPA to change 0.2-acre site on north side of Granite Hill Drive from LI to HHDR; & CZ from W-2 to R-3.	169-040-003	MA22369 GPA22020 CZ22020
D-05	GPA to change 0.8-acre site on north side of Granite Hill Drive from LI to HHDR; & CZ from W-2 to R-3.	169-040-004	MA22370 GPA22021 CZ22021
D-06	GPA to change 3.1-acre site on north side of Granite Hill Drive from LI to HHDR; & CZ from W-2 to R-3.	169-040-005	MA22371 GPA22022 CZ22022
E-01	GPA to change 3.54-acre site on north side of Mission Boulevard from MHDR & CR to HHDR; & CZ from R-D & C-1/C-P to R-3.	169-070-002	MA22372 GPA22023 CZ22023
E-02	GPA to change 1.0-acre site on north side of Mission Boulevard from CR to HHDR; & CZ from C-1/C-P to R-3.	169-070-031	MA22373 GPA22024 CZ22024
E-03	GPA to change 2.5-acre site on south side of Mission Boulevard from CR to HHDR; & CZ from C-P-S to R-3.	169-172-075	MA22374 GPA22025 CZ22025
F-01	GPA to change 4.7-acre site on north side of Mission Boulevard from BP to HHDR; & CZ from A-1 to R-3.	171-020-006	MA22375 GPA22026 CZ22026
G-01	GPA to change 2.4-acre site on east side of Avalon Street from MHDR to HHDR; & CZ from R-2 to R-3.	179-101-002	MA22376 GPA22027 CZ22027
H-01	GPA to change 7.4-acre site on east side of Limonite Avenue Boulevard from MDR to HHDR.	182-350-002	MA22377 GPA22028

Documents:

[ITEM NO. 5.PDF](#)

## VI. COMMISSION BUSINESS

### ITEM NO. 6

Presentation on the Establishment of the Residential Development Committee.

Documents:

[ITEM NO. 6.PDF](#)

## 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, March 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)