

City of Jurupa Valley

PLANNING COMMISSION MINUTES

AUGUST 10, 2022

CALL TO ORDER

Chair Hakan Jackson called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

ROLL CALL Members Present:

- Hakan Jackson, Chair
- Armando Carmona, Chair Pro Tem
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member
- Laura Shultz, Commission Member

PLEDGE OF ALLEGIANCE

Chair Hakan Jackson led the Pledge of Allegiance.

**PUBLIC COMMENTS/
APPEARANCE**

No comments were received.

CONSENT CALENDAR

Agenda Items 1, 2, and 3 were unanimously approved by the motion of Commissioner Shultz and seconded by Commissioner Newman.

The motion carried (5-0).

Ayes: Hakan, Carmona, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: None.

**PUBLIC HEARING
ITEM NO. 5**

**ZONING CODE AMENDMENT NO. 22007 AMENDING
VARIOUS SECTIONS OF TITLE 9 (“PLANNING AND
ZONING”) OF THE JURUPA VALLEY MUNICIPAL CODE**

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TO ADD DEVELOPMENT STANDARDS FOR GASOLINE SERVICE STATIONS

Principal Planner Thomas Gorham provided a PowerPoint presentation and an overview of the proposed Ordinance which include the Planning Commission recommendations from the previous Planning Commission meeting.

PUBLIC HEARING OPENED

Mena Yassa, gas station owner, 8790 Mission Blvd., informed the Commission that the proposed Ordinance would negatively affect small gas station owners with the required modifications.

Motti Balyan, Sai Land Investments, Inc., spoke against the proposed Ordinance. Mr. Balyan indicated that the proposed Ordinance is too restrictive and the State already holds gas stations to stringent requirements. Mr. Balyan provided documentation to the Planning Commission from the State Water Resources Control Board for property located at 6501 Clay St. and a report from Sjoberg Evashenk indicating that the average of 6 applications are approved per year.

Dr. Viranler Pal, Sai Land Investment, Inc. donated his time to Motti Balyan to speak for additional 3 minutes.

Marwan Alabbasi, spoke regarding an existing project that has been placed on hold since the Urgency Moratorium has been in place and expressed concern that the extension of the Urgency Moratorium would continue to delay his project. Mr. Alabbasi asked when his project will be able to be presented to the Planning Commission. Mr. Alabbasi also raised concerns regarding the required brick walls in the proposed Ordinance and said that the brick walls would attract graffiti.

Elizabeth Alabbasi, donated her time to Marwan Alabbasi to speak for an additional 3 minutes.

Principal Planner Gorham addressed some of the speakers' concerns. The proposed Ordinance would apply to new gas station applications or if an existing gas station would be making significant changes to their facility. Mr. Gorham informed the Commission that the proposed Ordinance would need to be introduced to the City Council as a Public Hearing, then a second reading of the Ordinance would go before the City Council. The Ordinance will become effective 30 days

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after City Council adoption and concurrently the moratorium would be rescinded.

Chair Jackson asked for clarification on the Development Standards Number 16. Cashier Location and Visibility of the Fueling area.

Principal Planner Gorham informed the Commission that the Sheriff's Department requested that the cashier location must have a visual access to the pump island.

Commissioner Pruitt asked if a brick wall is not required, will landscaping still be a requirement?

Principal Planner Gorham informed the Commission that landscape will be a requirement under the proposed Ordinance.

Chair Pro Tem Carmona asked if the proposed Ordinance becomes effective will a non-confirming business have 40 years to comply with the new Ordinance.

Principal Planner Gorham informed the Commission that non-confirming gas stations will be giving 40 years to comply with the proposed Ordinance and will have an option to request a 10 year extension.

PUBLIC HEARING CLOSED

COMMISSIONER DISCUSSION

Commissioner Newman commended staff for their work on the proposed Ordinance.

Commissioner Shultz also commended staff for their efforts on the proposed ordinance.

Chair Jackson requested that the following language be added to Section 19, Sec 9.240.560, E. Development Standards, Item 16, Cashier Location & Visibility of the Fueling Area; "Cashier location and fueling area shall provide access to CCTV cameras".

Commissioner Newman moved and Commissioner Shultz made a second to adopt Resolution No. 2022-08-10-02 recommending that

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the City Council approve Zoning Code Amendment No. 22007 to amend the Jurupa Valley Zoning Code, creating development standards for automobile fueling stations and add the following language to Section 19, Sec 9.240.560, E. Development Standards, Item 16. Cashier Location & Visibility of the Fueling Area; “Cashier location and fueling area shall provide access to CCTV cameras”.

The motion carried (5-0).

Ayes: Jackson, Carmona, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: None.

ITEM NO. 6

MASTER APPLICATION NO. 21180, CONDITIONAL USE PERMIT NO. 21006 TO ALLOW CONSTRUCTION OF A NEW DISPOSAL SERVICE OPERATIONS USE WITH APPROXIMATELY 37,025 SQUARE FEET OF INDUSTRIAL AND OFFICE USE BUILDINGS, NEW OUTDOOR VEHICLE AND BIN STORAGE, AND PARKING LOT WITH FUELING FACILITY ON 9.82 ACRES OF LAND IN THE M-H (MANUFACTURING-HEAVY) ZONE LOCATED SOUTH SIDE OF AGUA MANSA ROAD BETWEEN WILSON STREET AND RAIL SPUR CROSSING (APN 175-180-012 AND 175-180-016) APPLICANT BURRTEC WASTE INDUSTRIES, INC.

Principal Planner Luis Lopez provided a Power Point presentation for this project.

The proposed project requires a Conditional Use Permit to construct a 37,025 square foot disposal service operations use within the “Heavy Industrial” area of the Agua Mansa Industrial Corridor Specific Plan, with outdoor vehicle/truck storage and employee parking/visitor parking.

Principal Planner Lopez informed the Commission of the following modified Conditions of Approval:

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Engineering:

4.5 **Delete** – “Leave Intentionally Blank”

4.8 The applicant shall submit cost estimates for the fair share improvements listed in Table A for review and approval of the City Engineer

4.9 All fair share payments for improvement shown on Table A shall be paid to the City,

4.10 The Applicant is responsible for completing construction water quality Best Management Practices (BMP) facilities and features. These facilities and features shall require operation and maintenance in perpetuity by the Property Owner(s).

4.11 Prior to the first certificate of occupancy, Applicant shall ensure that all streetlights within the public right of way, required from this project, are energized.

PUBLIC HEARING OPENED

During the Public Hearing the Planning Commissioners raised the following issues with the applicant and staff:

- Requested clarification on the fair share analysis and payment
- Inquired on the added traffic with the expansion of the facility
- Inquired on the truck circulation and alternative routes for refuse collection trucks
- Inquired who would be responsible to monitor the alternative routes

Principal Planner Lopez provided clarification on the fair share analysis. Mr. Lopez informed the Commission that Engineering would calculate the fair share cost based on the roadway improvement analysis.

Principal Planner Lopez also provided clarification regarding the traffic circulation and alternative routes. Mr. Lopez informed the Commission based on the traffic study the roadway would require improvements on Agua Mansa Road northbound between Market Street and Wilson Street and that a traffic signal at the intersection of Agua Mansa Road and Wilson Street is also required along with a 2nd left-turn lane at Market Street and Wilson Street. The City’s Engineering Department will be providing the applicant its fair share cost once a complete analysis is finalized for the roadway improvements and traffic signal.

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Principal Planner Lopez also informed the Commission that the applicant would be responsible to provide oversight on the traffic circulation as part of the Conditions of Approval. If the applicant fails to comply with the Conditions of Approval, the Conditional Use Permit would be subject to revocation.

Gary Koontz, applicant, thanked the Commission for their consideration and informed them that he is in agreement with the added conditions.

PUBLIC HEARING CLOSED

COMMISSIONER DISCUSSION

Commissioner Newman inquired when the City would receive the fair share payment from the applicant.

Community Development Deputy Director Guevara suggested that the Planning Commission could recommend to amend the Condition of Approval and add the following language “Fair Share Contribution shall be paid to the City prior to final inspection”.

Commissioner Newman made a motion and Commissioner Shultz made a second to adopt Planning Commission Resolution No. 2022-08-10-01, adopt Mitigated Negative Declaration and Mitigation Monitoring and reporting program; (2) approve approving Conditional Use Permit No. 21006 with the following additions and modifications to the Recommended Conditions of Approval:

Engineering:

4.5 **Delete** – “Leave Intentionally Blank”

4.8 The applicant shall submit cost estimates for the fair share improvements listed in Table A for review and approval of the City Engineer

4.9 All fair share payments for improvement shown on Table A shall be paid to the City prior to final inspection.

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4.10 The Applicant is responsible for completing construction water quality Best Management Practices (BMP) facilities and features. These facilities and features shall require operation and maintenance in perpetuity by the Property Owner(s).

4.11 Prior to the first certificate of occupancy, Applicant shall ensure that all streetlights within the public right of way, required from this project, are energized.

The motion carried (5-0)

Ayes: Jackson, Carmona, Newman, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: None

**COMMISSION
BUSINESS
ITEM NO. 7**

None

**PUBLIC COMMENTS/
APPEARANCE**

No comments received.

**PLANNING
COMMISSIONERS'/
REPORTS/COMMENTS**

Commissioner Newman thanked staff for their efforts in assisting with the removal of the transferred hazardous material from the Exide Battery Plant site. Mrs. Newman informed the Commission the California State Department of Toxic Substances Control agreed to remove all waste within 4 months.

**COMMUNITY
DEVELOPMENT**

Community Development Deputy Director Guevara summarized the actions taken at the August 4, 2022 City Council meeting.

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ADJOURNMENT

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 9:42 P.M.

Respectfully submitted,

Dianne Guevara, Deputy Community Development Director
Acting Secretary of the Planning Commission