

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

SEPTEMBER 14, 2022

**CALL TO ORDER** Hakan Jackson, Chair called the Study Session of the Jurupa Valley Planning Commission meeting to order at 6:00 P.M.

**ROLL CALL**

**Members Present:**

- Hakan Jackson, Chair
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member
- Laura Shultz, Commission Member

**PUBLIC COMMENTS/  
APPEARANCE** No comments received.

**ITEM NO. 1** **STUDY SESSION: OVERVIEW OF RUBIDOUX  
COMMUNITY SERVICES DISTRICT**

General Manager Jeff Sims provided a PowerPoint presentation on Rubidoux Community Services District operations and services.

**CALL TO ORDER** Hakan Jackson, Chair called the Regular Planning Commission meeting to order at 7:00 P.M.

**ROLL CALL**

**Members Present:**

- Hakan Jackson, Chair
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member
- Laura Shultz, Commission Member

**PLEDGE OF  
ALLEGIANCE** Chair Hakan Jackson led the Pledge of Allegiance.

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**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**CONTINUED  
ITEM NO. 1**

**STUDY SESSION: OVERVIEW OF CAL FIRE/RIVERSIDE  
COUNTY FIRE DEPARTMENT**

No additional comments were received.

**CONSENT CALENDAR**

Agenda Items, 2, and 3 were unanimously approved by the motion of Commissioner Newman and seconded by Commissioner Shultz. The motion carried (4-0).

Ayes: Jackson, Pruitt, Newman, and Shultz

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING  
ITEM NO. 5**

**MASTER APPLICATION NO. 22124: PROPOSED BEER  
AND WINE SALES FOR OFF-SITE CONSUMPTION FOR  
ALDI SUPERMARKET**

Miguel Del Rio, Associate Planner, provided a PowerPoint presentation on the request for a Determination of Public Convenience or Necessity (PCN) to allow the sale of alcohol at an approved supermarket within the Vernola Marketplace shopping center.

**PUBLIC HEARING OPENED**

Matthew Baca, applicant, thanked the Commission for their consideration and made himself available for any questions.

**PUBLIC HEARING CLOSED**

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Commissioner Newman mentioned that she would support the approval of a PCN in the shopping center since two of the three active ABC licenses in the Census tract are outside of the City limits. The Planning Commissioners agreed.

Commissioner Pruitt moved and Commissioner Newman seconded to approve Resolution No. 2022-09-14-01 making a Determination for Public Convenience or Necessity No. 22002 for beer and wine sales for off-site consumption at an approved supermarket. The motion was approved (4-0).

Ayes: Jackson, Pruitt, Newman, and Shultz

Noes: None

Abstained: None

Absent: None

## **PUBLIC HEARING ITEM NO. 6**

### **MASTER APPLICATION NO. 22245: PROPOSED BEER AND WINE SALES FOR OFF-SITE CONSUMPTION FOR CONVENIENCE STORE (TYPE 20 LICENSE) AND (PCN 22005) FOR PROPOSED BEER, WINE AND DISTILLED SPIRITS SALES FOR OFF-SITE CONSUMPTION FOR SUPERMARKET (TYPE 21 LICENSE)**

Miguel Del Rio, Associate Planner, provided a PowerPoint presentation on the request for two Determination of Public Convenience or Necessity (PCN) to allow the sale of alcohol at an approved shopping center Van Buren Marketplace. PCN No. 22004 for the sale of beer and wine for off-site consumption (Type-20 ABC License) at an approved convenience store Circle-K with the sale of motor vehicle fuel. PCN No. 22005 for the sale of beer, wine and distilled spirits for off-site consumption (Type-21 ABC License) at an approved supermarket with an undisclosed tenant.

Chair Jackson raised concerns regarding the proposed ABC licenses and that approving two would almost double the volume of active ABC licenses within the Census Tract. Chair Jackson also inquired on how many active ABC licenses are north of Van Buren Blvd.

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Community Development Director informed the Commission that there are a total of seven active ABC licenses for off-site alcohol sale and described the location of those businesses with licenses.

Commissioner Pruitt requested that future staff reports provide a map showing all active ABC licenses around the project area.

## **PUBLIC HEARING OPENED**

Harry Heady, applicant, thanked the Commission for their consideration and made himself available for any questions.

Administrative Services Coordinator Erika Soriano read into the record an email received from Debbie Long stating she is in opposition to the project.

## **PUBLIC HEARING CLOSED**

Commissioner Newman mentioned that the locations having active ABC licenses are a large distance from the Van Buren Marketplace site and that Van Buren Boulevard serves as a large buffer between the site and other active ABC licenses.

Commissioner Newman moved and Commissioner Pruitt seconded to approve Resolution No. 2022-09-14-02 making a finding of Determination for Public Convenience or Necessity No. 22004 for beer and wine sales for off-site consumption at an approved convenience store (Circle K) and Public Convenience or Necessity No 22005 for beer, wine, and distilled spirit sales for off-site consumption at an approved supermarket. The motion was approved (4-0).

Ayes: Jackson, Pruitt, Newman, and Shultz

Noes: None

Abstained: None

Absent: None

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## **PUBLIC HEARING ITEM NO. 7**

### **AMENDMENT (DA1402A1) TO EXTEND THE TERM FOR “DEVELOPMENT AGREEMENT PEDLEY ROAD AND 60 FREEWAY” THIS AGREEMENT IS FOR THE PROJECT KNOWN AS THE PEDLEY CROSSING SHOPPING CENTER LOCATED SOUTHEAST OF PEDLEY ROAD AND STATE ROUTE 60 (APNS 169-040-027-29)**

Roberto Gonzalez, Senior Planner, provided a PowerPoint presentation on the request for an amendment to the Development Agreement to extend the term for an additional seven-years.

### **PUBLIC HEARING OPENED**

Douglas Jacobson, RBE Glendora LLC applicant, thanked the Commission for their consideration and made himself available for any questions.

Commissioner Pruitt asked if they would be able to provide the names of any future tenants.

Brian McDonald, CBRE broker for the project, informed the Commission that they are targeting several high profile retailers, grocery stores and sit down restaurants but is not able to provide specific information at this time.

### **PUBLIC HEARING CLOSED**

Commissioner Newman moved and Commissioner Pruitt seconded to approve Resolution No. 2022-09-14-03 recommending that the City Council (1) approve Amendment No. 1 of Development Agreement No. 1402 (DA1402A1), extending the term of the agreement by seven years, based upon the findings and conclusions provided in the staff report and pending final adoption by the City Council and (2) Finding that no further environmental documentation is required pursuant to the State CEQA Guidelines Section 15162 based on findings and conclusions in the staff report. The motion was approved (4-0).

Ayes: Jackson, Pruitt, Newman, and Shultz

Noes: None

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Abstained: None

Absent: None

## **PUBLIC HEARING ITEM NO. 8**

### **ZONING CODE AMENDMENT NO. 22009 AMENDING THE CITY OF JURUPA VALLEY MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES AS REQUIRED BY SENATE BILL 234**

Annette Tam, Planning Manager provided a PowerPoint presentation on the proposed Zone Code Amendment No. 22009. Ms. Tam informed the Commission that the proposed Zone Code Amendment would bring the City into compliance with State Law.

Commissioner Pruitt inquired if a person would be able to receive a “Day Care” license from the State if they are renting a room within a household.

Legal Counsel Maricela Marroquin informed the Commission that the licensing requirements will be conducted by the State and based on her interpretation of the new law, a dwelling unit would be considered a house with a bedroom, restroom, and kitchen. Therefore, a bedroom alone would not be allowed.

### **PUBLIC HEARING OPENED**

No public comments received.

### **PUBLIC HEARING CLOSED**

Commissioner Pruitt moved and Commissioner Shultz seconded to approve Resolution No. 2022-09-14-04 recommending that the City Council approve Zoning Code Amendment No. 22009 (ZCA22009) amending Section 9.240.320 (Family Day Care Homes) of the Jurupa Valley Municipal Code.

## **COMMISSION BUSINESS**

None.

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**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**PLANNING  
COMMISSIONERS’/  
REPORTS/COMMENTS**

Commissioner Laura Shultz emphasized and encouraged the residents to attend Planning Commission meetings.

**COMMUNITY  
DEVELOPMENT**

Community Development Director Joe Perez informed the Commissioners of the following upcoming events.

- September 27<sup>th</sup> “State of the City” hosted by the Chamber of Commerce
- September 29<sup>th</sup> “State of the City: hosted by the City of Jurupa Valley.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:54 P.M.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission