

City of Jurupa Valley

PLANNING COMMISSION MINUTES

June 14, 2023

CALL TO ORDER Chair Shultz called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

Members Present:

- Laura Shultz, Chair
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Commission Member
- Arleen Pruitt, Commission Member
- Yessenia Villagomez, Commission Member

PLEDGE OF ALLEGIANCE

Commissioner Jackson led the Pledge of Allegiance.

**PUBLIC COMMENTS/
APPEARANCE**

No Comments Received.

CONSENT CALENDAR

Agenda Items 1, 2, 3, 4 and 5 were unanimously approved by the motion of Commissioner Pruitt and seconded by Commissioner Jackson. The motion carried (5-0).

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

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING
ITEM NO. 6**

MASTER APPLICATION NO. 23111: REVISION NO. 1 SITE DEVELOPMENT PERMIT NO. 18044, A REQUEST TO MODIFY CONDITION OF APPROVAL NO. 9 TO REQUIRE A DEPOSIT PAYMENT FOR THE DESIGN AND CONSTRUCTION OF AN OFF-SITE EQUESTRIAN TRAIL WITHIN THE RIGHT OF WAY OF CASTELLANOS ROAD

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AND DETERMINING THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT CEQA GUIDELINES SECTION 15162

Dianne Guevara, Deputy Director, provided a staff report and recommended that the Commission reconvene and close the continued public hearing and table the item to allow for additional analysis and consideration by the Community Development Department to process the application.

PUBLIC HEARING OPENED

No comments were received

PUBLIC HEARING CLOSED

Commissioner Pruitt moved and Commissioner Jackson seconded to table the item. The motion was approved (5-0).

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

Noes: None

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 7

AMEND REGULATIONS PERTAINING TO (1) ACCESSORY BUILDINGS, TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND FENCES, (2) ESTABLISH SETBACK IN THE R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, W-2 ZONES, (3) MAKE DEFINITIONAL CHANGE AND (4) DETERMINE THE PROPOSED ORDINANCE IS EXEMPT FROM CEQA GUIDELINES SECTION 15061(B)(3)

Jim Pechous, Principal Planner, provided a PowerPoint presentation for the revisions recommended by the Planning Commission at the meeting of May 10, 2023. The following items were recommended changes: revise the definition of a kitchen to exclude barbecue patios and allow for the use of a refrigerator in a room other than a kitchen; and amend language prohibiting chain link fences so that the prohibition does not apply retroactively. Existing chain-link fences

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constructed before the Zoning Code Amendment should be allowed to remain and be maintained.

Commissioner Jackson inquired if the kitchen definition includes gas pipes.

City Attorney Maricela Marroquin informed the Commission that the definition lists all possible connections.

Commissioner Villagomez asked for clarification on the definition of “cooking facilities”. Commissioner Villagomez stated that Google definition of “cooking facilities” includes outdoor kitchens.

City Attorney Maricela Marroquin informed the Commission that the proposed Ordinance does not define “cooking facilities” and the Planning Commission may recommend removal from the Ordinance.

Commissioner Villagomez inquired if the chain-link fence prohibition would be for the whole property or if it would apply only to the front yard setback.

Principal Planner Pechous informed the Commission that the prohibition would apply to the whole property with the exception of an existing legal chain-link fence.

Commissioner Villagomez inquired about how the 10-foot setback was determined.

Principal Planner Pechous informed the Commission that he surveyed the City and made it comparable to similar zones and based on the size of the lots.

Commissioner Villagomez informed the Commission and staff that the City of Norco allows for a 5-foot setback in the Agricultural zones.

PUBLIC HEARING OPENED

Gary Conner, resident, expressed the necessity of allowing chain-link fences, since they are more economical.

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Pobedy Montes, resident, spoke against the 10-foot setbacks and suggested that the Commission consider a 5-foot setback.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION

Commissioner Villagomez inquired if the setbacks for the R-A and A-1 zones be 5-foot setbacks.

Chair Pro Tem Newman asked if the residents can request a waiver if they would like to reduce the setback.

City Attorney Maricela Marroquin informed the Commission that a resident requesting any modification from the Zoning Ordinance would have to apply for a variance.

Chair Shultz suggested that residential properties in the R-A and A-1 zones require a 5-foot setback and commercial properties in those zones require a 10-foot setback.

Commissioner Pruitt expressed that she agrees with staff recommendation on the 10-foot setbacks.

Commissioner Pruitt requested that the following language be included under the chain-link definition “replace with like materials”.

Commissioner Jackson requested that chain-link fences be allowed within the interior of the property.

Commissioner Villagomez requested that “cooking facilities” be removed from the proposed Ordinance, Section D12.

Chair Pro Tem Newman moved and Commissioner Pruitt seconded to adopt Resolution No. PC-2023-08 recommending that the City Council approve Zoning Code Amendment No. 22010 amending Title 9 to (a) amend regulations pertaining to accessory building, traditional neighborhood design standards, and fences; (b) establish setbacks in the R-2, R-5, R-a, R-R, R-T, R-D, A-1, A-P, A-2, A-d, W-1, W-2 Zones; and (c) make changes to Title 9’s definitions; and make a finding of exemption under the CEQA pursuant CEQA Guidelines Section 15061(b)(3) and making the following amendments to the proposed ordinance: remove “cooking facilities” from Section D12; add the

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following language to the Chain Link definition “replace with like material”; and allow chain-link fencing in the interior of the property.

The motion was approved (4-1), with Commissioner Villagomez voting no.

Ayes: Shultz, Newman, Jackson and Pruitt

Noes: Jackson

Abstained: None

Absent: None

PUBLIC HEARING ITEM NO. 8

CONFORMANCE OF THE CITY OF JURUPA VALLEY’S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2023-2024 WITH THE CITY OF JURUPA VALLEY GENERAL PLAN AND DETERMINE THIS IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15378(b)(4)

Octavio Duran, Assistant City Engineer, provided a PowerPoint presentation for the Public Works Department Capital Improvement Program for fiscal year 2023-24.

OPEN PUBLIC COMMENTS

No Comments received.

CLOSED PUBLIC COMMENTS

Chair Pro Tem Newman moved and Commissioner Jackson seconded to adopt resolution No. PC2023-13, finding that the City of Jurupa Valley’s Capital Improvement Program (CIP) for Fiscal Year 2023-2024 is consistent with the City of Jurupa Valley’s General Plan.

The motion was approved (5-0).

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

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Noes: None

Abstained: None

Absent: None

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Villagomez wished the fathers a happy Father's Day. Commissioner Villagomez also thanked the residents for attending the Planning Commission meetings.

Commissioner Jackson wished everyone a happy Juneteen.

Commissioner Pruitt encouraged the residents to visit the City's website and see all of the CIP projects that are being proposed.

Chair Shultz expressed her appreciation for the community and for the residents attending the Planning Commission meeting.

Chair Pro Tem Newman congratulated the Rodeo Committee for a successful Rodeo event.

COMMUNITY DEVELOPMENT

Community Development Deputy Director Dianne Guevara summarized the actions taken at the June 1, 2023 City Council meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:22 P.M.

Respectfully submitted,

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