

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

June 28, 2023

**CALL TO ORDER** Chair Shultz called the Regular Planning Commission meeting to order at 7:02 P.M.

**ROLL CALL**

**Members Present:**

- Laura Shultz, Chair
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Commission Member
- Yesenia Villagomez, Commission Member

**Members Absent:**

- Arleen Pruitt, Commission Member

**PLEDGE OF ALLEGIANCE**

Commissioner Jackson led the Pledge of Allegiance.

**PUBLIC COMMENTS/  
APPEARANCE**

No Comments Received.

**CONSENT CALENDAR**

Agenda Item 1 was approved by the motion of Commissioner Jackson and seconded by Chair Pro Tem Newman. The motion carried (4-0).

Ayes: Shultz, Newman, Jackson, and Villagomez

Noes: None

Abstained: None

Absent: Pruitt

Agenda Item 2 was approved by the motion of Chair Pro Tem Newman and seconded by Commissioner Jackson to approve the

# City of Jurupa Valley

minutes with the correction of the roll call vote for Item No. 7. The motion carried (4-0).

Ayes: Shultz, Newman, Jackson, and Villagomez

Noes: None

Abstained: None

Absent: Pruitt

## **PUBLIC HEARING ITEM NO. 4**

### **MASTER APPLICATION NO. 21245: GENERAL PLAN AMENDMENT NO. 21006, SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE NO. CZ21008, SITE DEVELOPMENT PERMIT NO. 21083, TENTATIVE TRACT MAP NO. 38697, VARIANCE NO. 23004, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR 66 TOWNHOMES ON 4.13 ACRES**

Joe Perez, Community Development Director, informed the Commission that Commissioner Pruitt did not attend tonight's Planning Commission meeting due to potential conflict of interest since she lives within 500 feet of the proposed project.

Reynaldo Aquino, Senior Planner, provided a PowerPoint presentation for the proposed project. The applicant proposes to construct a residential community consisting of 66 townhomes on 4.12 acres of vacant land located east side of Clay Street between Haven View Drive and Linares Street. The unit mix would consist of forty (40), three (3) bedroom/two and half (2.5) bathroom and twenty six (26), four (4) bedroom/two and half (2.5) bathroom units. The townhome size would range from 1,437 square feet to 1,540 square feet. All townhomes will be two story in height. The proposed community would include improvements and amenities including a tot lot, 5,800 square foot community recreational area, two BBQ/recreational areas, a 3,500 square foot dog park and two car garages for residents along with private patios for each unit.

# City of Jurupa Valley

The proposed project would require a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the following entitlements:

1. General Plan Amendment (GPA):
  - a. Change the General Plan land use designation from Commercial Neighborhood (CN) to Very High Density Residential (VHDR) to allow for a proposed density of 15.9 dwelling units per acre. The Very High Density Residential land use designation allows for the development of multi-family apartments and condominiums, with a density range between 15 and 20 dwellings per acre.
  - b. Remove the Specific Plan Overlay to allow for the proposed Serrano Oaks project.
2. Change of Zone (CZ): Change the zone from I-P (Industrial Park) to R-3 (General Residential).
3. Specific Plan Amendment: To remove the Project site from the Mission De Anza Specific Plan to allow for the proposed Serrano Oaks project.
4. Tentative Tract Map (TTM): Subdivide existing 4.12-acre project site into 66 new town home lots for townhomes, private streets, and open space.
5. Site Development Permit (SDP): To allow for the construction of the Serrano Oaks project.
6. Variance: To allow a 5% reduction in the minimum open space requirement. The Planned Residential Development standard requires a minimum of 40% (72,000 square-feet) of total open space for the project and the project proposes 35% (63,409 square-feet).

Maricela Marroquin, City Attorney, informed the Commission that the City received a response letter from the California Department of Fish and Wildlife addressing the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Ernie Perea, CEQA Administrator, informed the Commission that he reviewed the letter from the California Department of Fish and Wildlife and their concerns do not change the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

# City of Jurupa Valley

Commissioner Villagomez asked for the traffic impacts for the proposed project.

Desiree Flores, Associate Engineer, informed the Commission that based on the traffic analysis the proposed project would generate low traffic impacts and the developer would be required to install off-site improvements such as a median with a left-turn pocket into the project site.

Commissioner Villagomez expressed concerns regarding the traffic impacts from the approved Appaloosa Springs project and the proposed project.

Commissioner Villagomez asked if the ingress and egress would be on Clay Street.

Senior Planner Aquino informed the Commissioner that the project would have two access points on Clay Street. The northern access point will be restrictive to right-in and right-out turning movements and will serve as an emergency vehicle access. The southern access point provides for full movements.

Commissioner Villagomez inquired how the Development Impact Fees are calculated.

Senior Planner Aquino informed the Commission that the City Council adopts the fees through a Resolution and Nexus Study.

Commissioner Villagomez inquired how much property tax would be generated by the proposed project.

Community Development Director Perez informed the Commission that the amount has not been calculated and the percentage that the City receives is minimal. Mr. Perez also informed the Commission that the proposed project would be required to pay the Inclusionary Housing in-lieu fee, which would be over \$320,000.

Chair Pro Tem Newman inquired if Clay Street would have a designated left turn.

# City of Jurupa Valley

Senior Planner Aquino informed the Commission that there would be a left turn pocket into the project site for vehicles traveling south on Clay.

Commissioner Jackson asked about the method used to contact the residents.

Senior Planner Aquino informed the Commission that mailers were sent to all property owners within 1,000 square foot radius and the Public Hearing notice was published in The Press Enterprise 10 days before the meeting.

Commissioner Jackson inquired if the proposed project will be required to have a drainage basin to manage water runoff.

Desiree Flores, Associate Engineer, informed the Commission that the proposed project would be required to install an underground infiltration drainage basin system.

Commissioner Jackson inquired if the applicant for the proposed project will be collaborating with the developer of Appaloosa Springs project.

Senior Planner Aquino informed the Commission that the applicant and developer are required to collaborate on the design and construction of the median on Clay Street.

## **PUBLIC HEARING OPENED**

Griffin Haupt, applicant, thanked the Commission for their consideration and provided a PowerPoint presentation of the proposed project.

Collen Hazlehurst, resident, came forward to address traffic concerns on Clay Street and Van Buren Boulevard bridge. Ms. Hazlehurst expressed concerns that the project will create an increase in traffic and raised concerns regarding the power outages.

David Daneshmayeh, resident, spoke regarding the traffic congestion the proposed project will bring. Mr. Daneshmayeh also requested a copy of the Traffic Study.

# City of Jurupa Valley

Erika Soriano, Administrative Services Coordinator read into the record the following emails:

Ruth Walker, resident, wrote in opposition to the proposed project and raised concerns regarding the traffic congestion that already exists in the area.

Robert Markin, resident, wrote in opposition to the proposed project, due to traffic congestion.

Keli Maberry, applicant's Traffic Engineer, addressed the traffic concerns raised during public comments. Mr. Maberry said the amount of trips generated by the proposed project during peak hours is 34. He stated that, due to this low trip amount, a full traffic study was not required.

Chair Pro Tem asked the applicant if the project will have solar power.

Damian Tatiano, applicant's architect, said that California requires clean energy for new development and the development will provide solar panels.

Commissioner Jackson inquired where residents could obtain a copy of traffic studies.

Ernie Perea, CEQA Administrator, informed the Commission that the traffic study analysis can be found online and in the project EIR.

## **PUBLIC HEARING CLOSED**

## **COMMISSION DISCUSSION**

Commissioner Jackson expressed he is a big advocate for affordable housing and expressed that the traffic issues can be addressed if more public transportation is implemented.

Chair Pro Tem Newman expressed that she is pleased with the proposed project and the solar plan.

Commissioner Villagomez requested a full traffic study report.

# City of Jurupa Valley

Chair Pro Tem Newman said that since the requirement for a full traffic study report is for projects that will generate over 50 trips, it would not be fair to impose a traffic study on the developer.

Chair Pro Tem Newman moved and Commissioner Jackson seconded to adopt Resolution No. PC-2023-14 recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approve General Plan Amendment No. 21006, Specific Plan Amendment, Change of Zone No. CZ21008, Site Development Permit No. 21083, Tentative Tract Map No. 38697, Variance No. 23004 to allow the construction of 66 townhomes on a 4.13 acre site on the east side of Clay Street between Haven View Drive and Linares Avenue; and directed staff to respond to the California Department of Fish and Wildlife addressing their concerns on the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

The motion was approved (3-1), with Commissioner Villagomez voting no.

Ayes: Shultz, Newman, and Jackson

Noes: Villagomez

Abstained: None

Absent: Pruitt

## **COMMISSION BUSINESS**

None.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

## **PLANNING COMMISSIONERS' REPORTS/COMMENTS**

Commissioner Jackson wished everyone a happy and safe Independence Day. Commissioner Jackson encouraged residents to attend an organized fireworks show.

# City of Jurupa Valley

Chair Pro Tem Newman also encouraged residents to attend a fireworks show and reminded residents that fireworks are illegal in the City.

Commissioner Villagomez urged residents not to purchase illegal fireworks and to be considerate of the animals.

Chair Shultz expressed her appreciation to staff for their hard work.

## **COMMUNITY DEVELOPMENT**

Community Development Director Joe Perez wished everyone a happy and safe Independence Day celebration and informed the Commission that JARPD will be hosting a Fireworks Show on July 3, 2023 at 9:00 P.M. at the Vernola Family Park.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:40 P.M.

Respectfully submitted,

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Joe Perez, Director of Community Development  
Secretary of the Planning Commission