

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

July 12, 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
- Yesenia Villagomez, Commission Member

**PLEDGE OF ALLEGIANCE**

Commissioner Villagomez led the Pledge of Allegiance.

**PUBLIC COMMENTS/  
APPEARANCE**

No Comments Received.

**CONSENT CALENDAR**

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

Ayes: Shultz, Newman, Jackson, and Villagomez

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING**

**MASTER APPLICATION NO. 21281: CONDITIONAL USE**

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## ITEM NO. 4

### **PERMIT TO LEGALIZE A 5,100 SQUARE-FOOT LUMBER YARD AND FINDINGS OF EXEMPTION PURSUANT TO CEQA GUIDELINES SECTIONS 15302 AND 15303**

Kumail Raza, Senior Planner, provided a PowerPoint presentation for the proposed project. The applicant proposes to legalize and make improvements to a 5,100 square foot lumber yard on a 0.90-acre site at 5529 26<sup>th</sup> Street. The lumber yard would consist of a new lumber mill building with office space, and an area for milling and sawing; four (4) designated outdoor lumber piles; a shaded seating area for employees and decorative landscaping throughout the property for purposes of screening, noise reduction, shade, and beautification. The proposed project would require a Conditional Use Permit to legalize a 5,100 square-foot lumber yard on 0.90 acres.

Commissioner Jackson asked the location of the closest fire hydrant to the project.

Senior Planner Raza informed the Commission that the closest fire hydrant is directly across the street from the proposed project.

Commissioner Pruitt informed staff that there is no street sign for 28<sup>th</sup> Street.

Chair Shultz asked for clarification if shipping or deliveries are allowed on the weekends.

Senior Planner Raza informed the Commission that no shipping or deliveries would be permitted on Saturday or Sunday.

### **PUBLIC HEARING OPENED**

Sebastian Gaona, the applicants representative, thanked the Commission for their consideration and made himself available to answer any questions.

Commissioner Jackson asked if the delivery trucks would not be able to access Hall Avenue and Avalon Street.

Mr. Gaona informed the Commission that the ingress and egress of heavy trucks would be restricted to Rubidoux Boulevard and would be prohibited from accessing Avalon Street and Hall Avenue.

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Commissioner Jackson asked for the estimated completion date.

Mr. Gaona informed the Commission that once they receive Building permits they anticipate completing the project within 12-18 months.

Commissioner Jackson asked how the business would prevent the storage of wood pallets on their facility.

Mr. Gaona informed the Commission that the proposed lumberyard's operation would only include the purchasing of rough and raw wood lumber to be milled and re-sawn on site. The only wood pallets that would be used on the site would be for transporting the raw wood and outgoing shipments of finished cut wood. Mr. Gaona reassured the Commission that the site would be used as a lumberyard, not a pallet yard.

Chair Pro Tem Newman asked the applicant if they have made efforts to communicate with the residential neighbor about the construction of the proposed block wall.

Lauro Fausto Reyes, owner, informed the Commission that they have been in communication with the neighbor and they are aware of the wall improvements.

Commissioner Pruitt asked for clarification regarding the storage of the wood pallets.

Senior Planner Raza informed the Commission that condition of approval no. 34 prohibits the site to operate as a pallet yard. Pallets would only be used to transport the raw wood and outgoing shipments of finished wood.

Commissioner Pruitt requested that condition of approval no. 34 be modified by adding language to prohibit permanent storage of pallets.

Maricela Marroquin, City Attorney provided the language to prohibit permanent storage of pallets.

**PUBLIC HEARING CLOSED**

**COMMISSION DISCUSSION**

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The Commission expressed that this project would be an improvement to the area and all stated support for the proposed project.

Chair Pro Tem Newman moved and Commissioner Jackson seconded to adopt Resolution No. PC-2023-16 approving Conditional Use Permit No. 21008; and making findings of exemption pursuant to California Environmental Quality Act Guidelines Sections 15302 and 15303 to allow for the legalization of, and improvements related to, a 5,100 square-foot lumber yard on a 0.90-acre site at 5529 26<sup>th</sup> Street subject to the recommended conditions of approval and add the following language to condition of approval no. 34, “No pallet yard operations, including but not limited to the manufacturing, assembly, repair, and/or permanent storage of pallets is permitted. Pallets shall only be stored temporarily and only be used to transport the raw wood and outgoing shipments of finished wood as described in the attached project description.”

The motion was approved (5-0).

Ayes: Shultz, Newman, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: None

## **COMMISSION BUSINESS**

None.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

## **PLANNING COMMISSIONERS’ REPORTS/COMMENTS**

Commissioner Jackson urged everyone to stay cool and hydrated during the heat wave.

Commissioner Pruitt informed and encouraged the Commission and residents that a resident in Jurupa Valley is taking a Public Transit

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survey to help improve public transportation in Jurupa Valley. To access the survey visit [bit.ly/JurupaTransitSurvey](https://bit.ly/JurupaTransitSurvey).

Chair Pro Tem Newman reminded residents that it's fire season and to stay safe as the weather conditions will be hot.

## **COMMUNITY DEVELOPMENT**

Deputy Community Development Director Dianne Guevara informed the Commission that the Riverside Transit Authority would be providing a presentation to the Commission at the meeting of August 9, 2023. Deputy Director Guevara also provided an overview of the City Council meeting of June 2, 2023.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 7:54 P.M.

Respectfully submitted,

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