

City of Jurupa Valley

**MINUTES
PLANNING COMMISSION
February 9, 2022**

1. CALL TO ORDER AND ROLL CALL – 7:00 P.M.

Members present:

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

2. PLEDGE OF ALLEGIANCE – Commissioner Newman led the Pledge of Allegiance.

3. PUBLIC APPEARANCE / COMMENTS – None.

4. APPROVAL OF AGENDA

Commissioner Shultz moved and Commissioner Newman seconded a motion to approve the February 9, 2022 agenda. The motion was approved (5-0).

Ayes: Jackson, Carmona, Newman, Pruitt and Shultz

Noes: None

Abstained: None

Absent: None

5A. CONSENT CALENDAR

5.1. APPROVAL OF THE MINUTES

- January 26, 2022 Adjourned Meeting

5.2. SUMMARY OF CITY COUNCIL ACTIONS & DEVELOPMENT UPDATES

Commissioner Shultz moved and Chair Pro Tem Carmona seconded a motion to approve the Consent Calendar. The motion was approved (5-0).

Ayes: Jackson, Carmona, Newman, Pruitt and Shultz

Noes: None

Abstained: None

Absent: None

5B. CONSIDERATION OF ANY ITEM REMOVED FROM CONSENT CALENDAR – None.

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6. PUBLIC HEARINGS

6.1 CHANGE OF ZONE NO. 21016 (CZ21016) PROJECT: 1) REZONE LAND USE AREA 13 (LUA 13) CONSISTING OF CHANGING APPROXIMATELY 44 COMBINED ACRES LOCATED NORTH OF THE SANTA ANA RIVER AND EAST OF CREST STEEL (APN 185-210-004, 185-210-005, 185-210-009) FROM M-H (MANUFACTURING-HEAVY) TO W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) AND 2) REZONE LAND USE AREA 18 (LUA 18) CONSISTING OF CHANGING APPROXIMATELY 40 COMBINED ACRES (APN 169-290-005, 169-290-004, 169-290-008, 169-290-010, 169-300-015, 169-300-002, 165-050-016) FROM R-2 AND R-R TO W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) AT THE SOUTHEAST CORNER OF VAN BURDEN BLVD. AND JURUPA RD. PART OF THE GENERAL PLAN CONSISTENCY PROGRAM FOR GROUP 3

Tamara Campbell, Principal Planner, provided a PowerPoint presentation for the General Plan Implementation Zoning Consistency for Group 3. Group 3 consists of two (2) geographic areas in the southerly and central portions of the City, consisting of Land Use Areas 13 and 18.

Location 1 is Land Use Area (LUA) 13 – Hidden Valley Open Space Area. This 44-acre area is currently zoned M-H (Manufacturing-Heavy). LUA 13 borders the Santa Ana River to the south and on the north by the Union Pacific Railroad tracks and an established single-family neighborhood. West of the area is zoned M-SC (Manufacturing-Service Commercial). East is vacant and located in the W-1 Zone (Watercourse, Watershed and Conservation Areas). The site is near Clay Street, General Drive and Van Buren Boulevard, but does not have access to a public street. The City Council recognizes the benefit of changing the long-term use of the land from industrial to Open-Space Conservation would protect the established residential neighborhood to the north from the negative impacts of any heavy manufacturing or industrial uses.

The W-1 zone's intent is to preserve watercourses, watershed and conservation. Other conditionally permitted uses in the W-1 zone would defeat the purposes of preservation. Example of such uses are as follows: Airports and heliports; Mining Operations; Oil Drilling; RV Parks; Sports fields; and Racing and competition events, other than between humans. As a result, the W-1 zone is recommended as an interim measure, until such time that a new zone can be created or the existing zone is modified to eliminate incompatible uses.

Location 2 is LUA 18 – When developing the 2017 General Plan update, the City Council changed the Land Use Map for approximately 25 parcels on the south side of Jurupa Road, west of Van Buren Boulevard, east of Pedley Road and north of 56th Street from "Business Park" and "Heavy Industrial" to "Medium Density Residential" and "Open Space – Conservation". The area along Jurupa Road is developed with scattered single-family homes, some contractor's storage yards, and an auto repair shop and other commercial uses. Two watercourses cross this area including a densely vegetated riparian habitat about halfway between Jurupa Road and 56th Street. It is recommended that the areas designated for "Medium Density Residential" in the General Plan be changed to R-2 (Multiple Family Dwellings) and that "W-1" zoning be placed in areas where "Open Space – Conservation" has been placed.

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COMMISSIONERS' DISCUSSION

- Inquired if a new zone can be created for open spaces.
- Inquired if the W-1 Zone can be modified to remove unwanted usages.

PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

Commissioner Newman moved and Commissioner Shultz seconded a motion to adopt Resolution No. 2022-02-09-01 recommending that the City Council approve Change of Zone No. 21016 (CZ21016) which consists of 1) changing the zoning of approximately 44 combined acres of land north of the Santa Ana River and east of Crest Street from (M-H Manufacturing-Heavy) to W-1 (Watercourse, Watershed and Conservation Area); and 2) changing the zoning of approximately 40 combined acres of land located south of the southeast intersection of Van Buren Boulevard and Jurupa Road from M-SC (Manufacturing – Service Commercial and R-A (Residential Agricultural) to R-2 (Multiple Family Residential) and W-1 (Watercourse, Watershed and Conservation Area), with the recommendation of creating a new zone for open spaces. The motion was approved (5-0).

Ayes: Jackson, Carmona, Newman, Pruitt and Shultz

Noes: None

Abstained: None

Absent: None

6.2 MASTER APPLICATION (MA) NO. 21054 (TENTATIVE PARCEL MAP NO. 38086, CONDITIONAL USE PERMIT NO. 21003, AND SITE DEVELOPMENT PERMIT NO. 21020 TO CONSTRUCT THREE (3) COMMERCIAL BUILDING ON A 4.54 ACRE SITE LOCATED SOUTHWEST CORNER OF ARMSTRONG ROAD AND SIERRA AVENUE (APNS 174-340-044, 174-340-042) APPLICANT TRACTOR SUPPLY COMPANY

Kumail Raza, Associate Planner, provided a PowerPoint presentation for this item. The applicant is proposing to develop a 4.54-acre site with three commercial buildings (Tractor Supply retail store and two drive-thru restaurants) at the southwest corner of Armstrong Road and Sierra Avenue. The applicant is proposing to develop the site in two phases. Phase 1 would consist of the development of Parcel 1 the construction of a Tractor Supply retail store, potential construction of the greenhouse and garden supply storage areas and parking area with landscaping. Phase 2 would consist of the development of Parcels 2 and 3, each with a drive-thru restaurant building. Phase 2 would be subject to a separate entitlement review of the drive-thru architecture, and floor plans. The proposed project requires the following entitlements:

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- Tentative Parcel Map: Subdivide project site into three parcels for each building and its respective parking area;
- Conditional Use Permit: Constructions of 18,800 square-foot Tractor Supply commercial building with a combined 18,668 square feet of outdoor storage; and
- Site Development Permit: Construction of 3,080 square-foot and 2,130 square foot drive-thru restaurants.

The proposed project will develop a vacant parcel at a prominent commercial corner in the Sunnyslope area of the City. The project would incorporate high quality architecture that recognizes and promotes the City's equestrian heritage, provide high quality decorative landscaping, and provide important off-site improvements to the public right-of-way. The proposed project would also promote commercial activities, and the creation of local jobs within the City.

Associate Planner Raza included an interim condition and maintenance of the Phase 2 area. When the Phase 2 area is undeveloped, this land shall be maintained so it does not become a public nuisance or a public safety hazard. The Phase 2 area shall be hydroseeded or planted with drought tolerant ground cover approved by the Community Development Director.

Mr. Raza informed the Commission that the City received an email from Rose Perez in opposition of the project and the email has been provided to each Commission and will be part of the public record.

PUBLIC HEARING OPENED

Steve Powell, applicant thanked the Commissioners and provided a PowerPoint Presentation on his proposed project.

Rose Perez, resident, spoke in opposition to the project. Ms. Perez addressed concerns regarding traffic, overnight parking, noise, trash and transients.

Tom Elder, resident, spoke in opposition to the project. Mr. Elder expressed concerns regarding traffic.

PUBLIC HEARING CLOSED

COMMISSIONERS' DISCUSSION

- Truck traffic circulation concerns were clarified by the Engineering staff
- Requested staff to assist the Developer to engage with potential sit-down restaurants
- Prohibit deliveries between the hours of 9:00 P.M. – 6:00 A.M. to help mitigate noise to the surrounding residential homes.
- Applicant should provide a security plan reviewed and approved by the Sheriff's Department and Public Works addressing security camera placement and signage for no Overnight Parking
- Applicant should post signage prohibiting truck egress/ingress off of Sierra Avenue

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- Amend Condition Number 3.7.2 on page 11 of Exhibit B of the proposed Resolution to include 10 feet “wide” equestrian trail.

Commissioner Newman moved and Commissioner Shultz seconded a motion to adopt Resolution No. 2022-02-09-02 approving Tentative Parcel Map No. 38086, Conditional Use Permit No. 21003, and Site Development Permit No. 21020 to allow for the construction of a 42,678 square-foot commercial development on a 4.54-acre site, with the addition of the following conditions, Applicant shall provide a Security Plan reviewed and approved by the Sheriff’s Department and Public Works addressing security camera placement and signage for no “Overnight Parking”; Prohibit deliveries between the hours of 9:00 P.M. – 6:00 A.M. to help mitigate noise to the surrounding residential homes; Applicant shall post signage for Delivery Truck “No egress/ingress” off of Sierra Avenue; Phase 2 area shall be hydroseeded or planted with drought ground cover approved by the Community Development Director, and Amend Condition Number 3.7.2 on page 11 of Exhibit B of the proposed Resolution to include 10 feet “wide” equestrian trail. The motion was approved (5-0).

Ayes: Jackson, Carmona, Newman, Pruitt and Shultz

Noes: None

Abstained: None

Absent: None

7. COMMISSION BUSINESS – None.

8. PUBLIC APPEARANCE / COMMENTS – None.

9. PLANNING COMMISSIONERS’ REPORTS AND COMMENTS – None.

10. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Community Development Director Perez announced the promotion of Reynaldo Aquino from Associate Planner to Senior Planner, summarized the actions at the February 3, 2022 City Council meeting and informed the Commission of upcoming changes to the Planning Commission Agenda to help simplify the process of looking up items on the City’s website.

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11. ADJOURNMENT

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 9:20 P.M.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission