

# City of Jurupa Valley

## STAFF REPORT

**DATE:** FEBRUARY 23, 2022

**TO:** CHAIR JACKSON AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

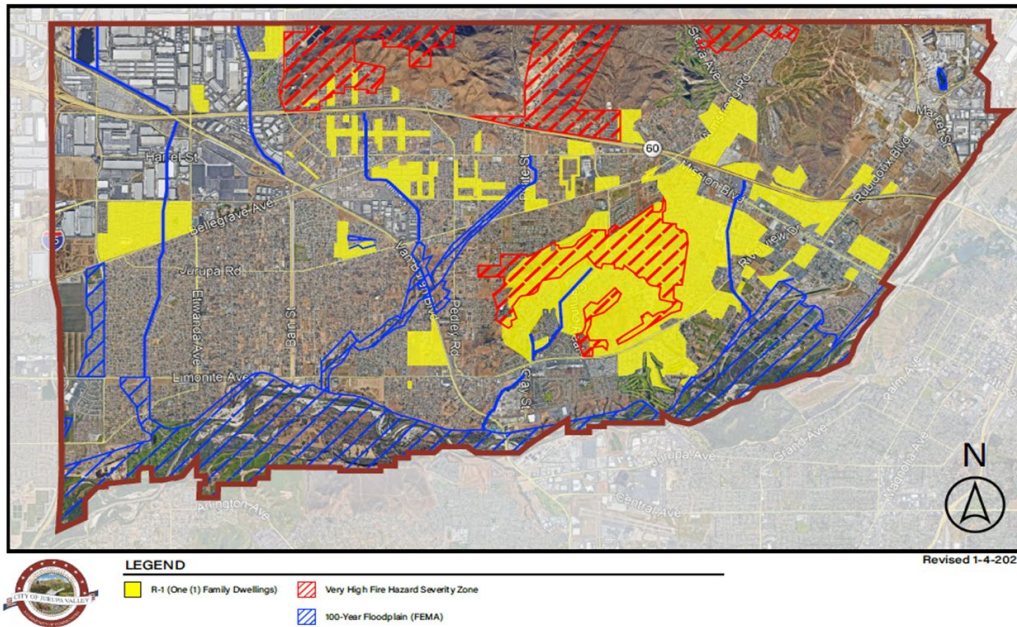
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### RECOMMENDATION

That the Planning Commission receive and file the development update.

### CITY COUNCIL ACTIONS AT THE FEBRUARY 18, 2022, MEETING

- Senate Bill 9 – The City Council unanimously approved an extension to Senate Bill 9 Interim Urgency Ordinance No. 2022-03 at the February 17, 2022 City Council meeting. The Jurupa Valley City Council enacted Interim Urgency Ordinance to impose a moratorium on the approval of applications for housing development projects and urban lot splits permitted by Senate Bill 9, that do not meet the regulations and standards set forth in the ordinance. The Interim Urgency Ordinance was set to expire after 45 days on March 6, 2022, however, extra time was necessary to thoroughly research and evaluate a permanent, non-urgency ordinance that updates/amends the Municipal Code establishing objective land use regulations and technical/design standards pertaining to SB 9 housing development projects and urban lot splits in the City. The first extension to the Interim Urgency Ordinance is for a period of 10 months and 15 days, through and including January 20, 2023. A second extension can be granted by the City Council if additional time is needed to continue research on applicable Development Standards and to adopt a formal Ordinance. Below is a Senate Bill 9 Applicability map that shows the areas in the City where S9 apply.



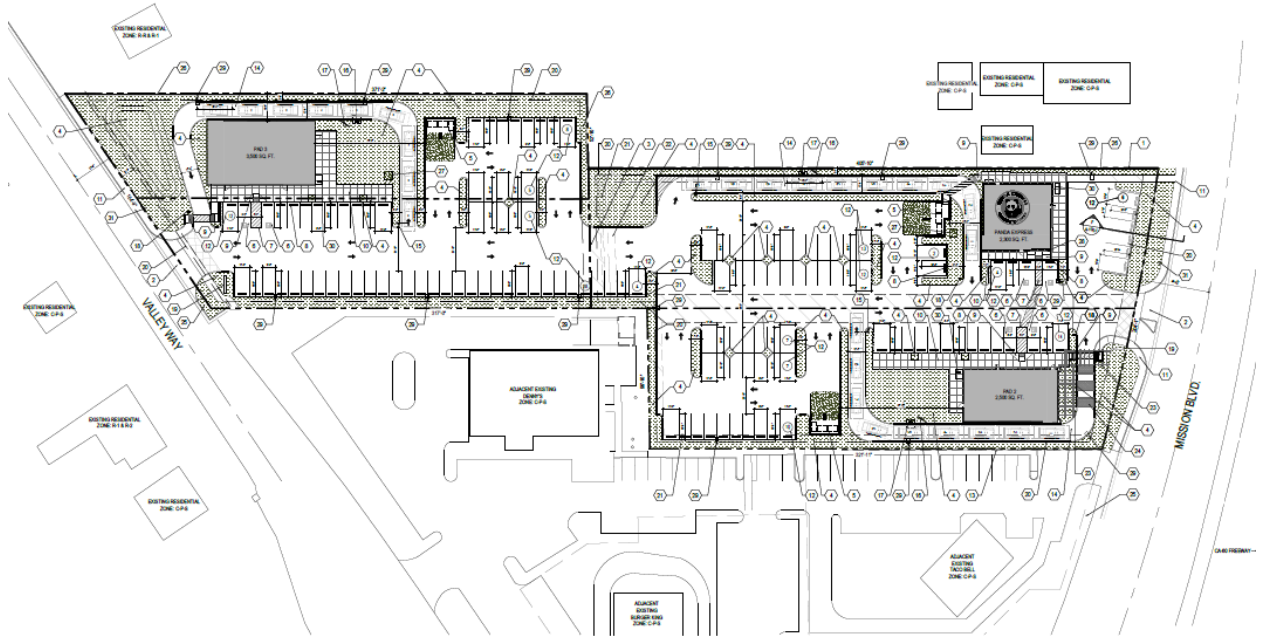
## DEVELOPMENT UPDATES

The following is an update on various projects currently under review by the Community Development Department and upcoming meetings.

- Aldi's Grocery Store- Coming Soon at the Vernola Marketplace**  
 ALDI's Grocery Store has submitted an application for tenant improvement plans to open a new store at the former Bed, Bath and Beyond location at the Vernola Marketplace, 6365 Pats Ranch Rd. Aldi is tentatively scheduled to open in Fall of 2022.



- Panda Express- Coming Soon- 7014 Mission Blvd.**  
 A Site Development Permit was recently approved to construct a new commercial development at 7014 Mission Blvd. The project would be the construction of three (3) drive-thru fast food restaurants in the following sizes: 1) 2,300 sq. foot drive-thru fast food restaurant; 2) 2,500 drive-thru fast food restaurant; and 3) 3,500 drive-thru fast food restaurant. One of the tenants has been confirmed to be Panda Express, and they recently submitted an application for signage. Below is a site plan of the approved project.



Prepared by:

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Joe Perez  
Community Development Director

Reviewed by:

//s// Maricela Marroquin

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Maricela Marroquin  
Deputy City Attorney