

# City of Jurupa Valley

## STAFF REPORT

**DATE:** NOVEMBER 19, 2024

**TO:** JOE PEREZ, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

**BY:** OSCAR ESTRADA, ASSOCIATE PLANNER

**SUBJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 25046: SITE DEVELOPMENT PERMIT (SDP) NO. 25049 FOR THE LEGALIZATION OF A HORSE STALL AND VARIANCE (VAR) NO. 25001 TO ALLOW FOR THE HORSE STALL IN THE FRONT HALF OF THE LOT AT 5765 RACHEL LN (APN: 161-152-023); APPLICANT: JOSE CRUZ AND ELOIZA AVILA

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### RECOMMENDATION

It is recommended that the Community Development Director approve the following:

1. Site Development Permit (SDP) No. 25049 to allow the legalization of a 1,451 square foot horse stall;
2. Variance (VAR) No. 25001 to allow the horse stalls in the front half of the lot, subject to conditions of approval and;
3. Make a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 and 15305.

### PROJECT DESCRIPTION

On February 25, 2025, the applicant (Jose Cruz and Eloiza Avila) submitted a Site Development Permit (SDP) and a Variance (VAR) application to propose the legalization of a horse stall and to allow the horse stalls in the front one-half of the lot.

The building area are provided below:

1. 1,451 square foot horse stalls with a 380 square foot storage room
2. 1,251 square foot patio cover attached to the horse stall

The subject property is approximately 0.57 acres and is located in the Mira Loma Community. The property has a General Land Use Designation of Country Neighborhood (LDR) which is consistent with its underlying zoning of Light Agriculture (A-1). Per the code and General Plan, ancillary buildings are permitted within the A-1 zone. See Exhibit A: Project Location

# City of Jurupa Valley

## EXHIBIT A – PROJECT LOCATION



### ANALYSIS

The project meets all applicable code requirements and findings can be made for the Site Development Permit and Variance.

#### Site Development Permit

The following findings to approve a Site Development Permit have been met:

- a) The proposed use must conform to all the requirements of the Jurupa Valley General Plan and with all applicable requirements of state law and the ordinances of the city.

*The proposed structure conforms to all the requirements of the Jurupa Valley General Plan and with all applicable requirements of City of Jurupa Valley ordinances. The Country Neighborhood (LDR) General Plan Land Use Designation is consistent with the underlying Light Agriculture (A-1) zone. It permits single-family dwelling use and ancillary uses.*

- b) The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of

# City of Jurupa Valley

the land and to be compatible with the present and future logical development of the surrounding property. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.

*The proposed structures conform to the logical development of the land. The structures are compatible with the present and futures logical development of the surrounding property as the project provides residential accessory structures to a residential use. The surrounding neighborhood makes use of residential accessory structures similar to the proposed horse stable. The legalization of the proposed horse stable will not disrupt the residential character of the neighborhood.*

- c) All site development permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 7 in such a manner that each building is located on a separate legally divided parcel.

*Condition number 10, stated as, "Sale of Individual Buildings" of the recommended Conditions of Approval enforces the prohibition of sales of such buildings until the parcel is divided and a final map recorded.*

## Variance

Per Section 9.240.170(D)(3), the accessory structure must be located on the rear one-half of the lot. However, it is constructed on the front half of the lot. Thus, an application has been submitted to modify this requirement.

As shown on Exhibit A, the property is irregularly shape and, with strict application of the code, it deprives the property of privileges enjoyed by other property in the vicinity that is under the same zone. The following finding to grant a variance can be made: Special circumstances applicable to a parcel of property including size, shape, topography, location or surroundings, the strict application of this chapter deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The granting of the variance for the legalization of the proposed detached accessory building will not be detrimental to the health, safety and general welfare of the community or be detrimental to the properties in the vicinity for the following reasons:

1. The detached accessory building complies with the required twenty (20) foot front yard setback of the underlying Light Agriculture (A-1) zone.
2. The detached accessory building complies with the required five (5) foot side yard setback of the underlying.

# City of Jurupa Valley

## ENVIRONMENTAL REVIEW

It is determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 New Construction or Conversion of Small Structures and 15305(a) Minor Alterations in Land Use Limitations.

## NOTICING REQUIREMENTS

Public hearing notices were sent to surrounding property owners within 1,000 feet from the boundaries of the project site on Wednesday, November 5, 2025. Additionally, legal advertisements were published in the Press Enterprise on Sunday, November 9, 2025. No responses have been received at this time.

Prepared by:



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Oscar Estrada  
Associate Planner

Reviewed by:



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Annette Tam Chyan  
Planning Manager

## Attachments

1. Exhibit A: Conditions of Approval
2. Exhibit B: Proposed Plan Set

**ATTACHMENT NO. 1**

Recommended Conditions of Approval

**EXHIBIT A**

ALL – The condition applies to all entitlements. SDP – The condition applies to the Site Development Permit. VAR – The condition applies to the Variance.
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**COMMUNITY DEVELOPMENT DEPARTMENT**

1. **ALL - PROJECT PERMITTED.** MA25046 (SDP25049 & VAR25001) is an approval for the following located at 5765 Rachel Ln., Jurupa Valley, CA 91752 (APN: 161-152-023):
  - a. 1,451 square foot horse stall
  - b. 380 square foot storage attached to the horse stall
  - c. 1,251 square foot patio cover attached to the horse stall
  - d. Variance to allow entire accessory structure in the front one-half of the lot
2. **ALL - INDEMNIFY CITY.** The applicant, the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the “Indemnitor”), shall indemnify, defend, and hold harmless the City of Jurupa Valley and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the “Indemnitees”) from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney’s fees, arising out of either (i) the City’s approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act (“CEQA”), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an “Action”) within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City’s full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City.

**DETACHED ACCESSORY BUILDING (SDP25049)  
VARIANCE (VAR25001)  
CONDITIONS OF APPROVAL FOR MA25046**

**NOVEMBER 19, 2025**

3. **ALL - CONSENT TO CONDITIONS.** Within thirty (30) days after project approval, the owner or designee shall submit written consent to the required conditions of approval to the Community Development Director or designee.
4. **ALL- FEES.** The approval of MA25046 (SDP25049 & VAR25001) shall not become effective until all community development fees have been paid in full.
5. **VAR - APPROVAL PERIOD.** Any variance that is granted shall be used within one (1) year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three (3) years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than three (3) years, the permittee may, prior to its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the City Council, on forms provided by the Planning Department and shall be filed with the Community Development Director, accompanied by a fee as set forth in County Ordinance No. 671. Within thirty (30) days following the filing of a request for an extension, the Community Development Director shall review the application, make a recommendation thereon, and forward the matter to the city Clerk, who shall place the matter on the regular agenda of the City Council. An extension of time may be granted by the City Council upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not exceed a period of three (3) years, calculated from the effective date of the issuance of the variance. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to Section 9.240.250
6. **SDP - APPROVAL PERIOD.** This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two (2) year period, the permittee may request up to three (3) years of extension of time in which to begin substantial construction or use of this permit. Should the extension be obtained and no substantial construction or use of this permit be initiated within five (5) years of the approval date this permit, it shall become null and void
7. **ALL - CONFORMANCE TO APPROVED EXHIBITS.** The project shall be in conformance to the approved plans (listed below) as amended by these conditions of approval:
  - a. EXHIBIT B: Plan Set, 3 pages. (dated: 11/4/25)
8. **ALL - GENERAL MAINTENANCE OF PROPERTY.** The project site shall be maintained and be kept free of debris, weeds, abandoned vehicles, code violations, and any other factor or condition that may contribute to potential blight or crime.
9. **ALL - GRAFFITI REMOVAL.** The applicant shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within 24 hours of the City's notice.

10. **ALL - SALE OF INDIVIDUAL BUILDINGS.** No structure constructed on Project site may be sold until the subject Project on which the structure is located is divided and a final map recorded in accordance with the City's subdivision regulations such that the structure is located on a separate legally divided parcel.
11. **ALL - WALL AND FENCE.** A Wall & Fence plan, including elevations, colors, and materials, shall be approved by the Community Development Director **prior to the issuance of any building permit.** The applicant shall architecturally coat the existing CMU wall along the frontage of Rachel Ln. and 58<sup>th</sup> St. with stucco or similar material.
12. **ALL - PAINT AND MATERIALS.** All horse stall steel columns shall be architecturally coated with white paint or similar material. A paint and materials board shall be approved by the Community Development Director **prior to the issuance of a building permit.**
13. **ALL - ROOFING.** Any damaged or missing roofing and ceiling panels shall be removed and replaced.
14. **ALL - DEBRIS.** All trash and debris at the project site shall be removed prior to receiving building permit final.

**The Applicant hereby agrees that these Conditions of Approval are valid and lawful and binding on the Applicant, and its successors and assigns, and agrees to the Conditions of Approval.**

Applicant's name (Print Form): \_\_\_\_\_

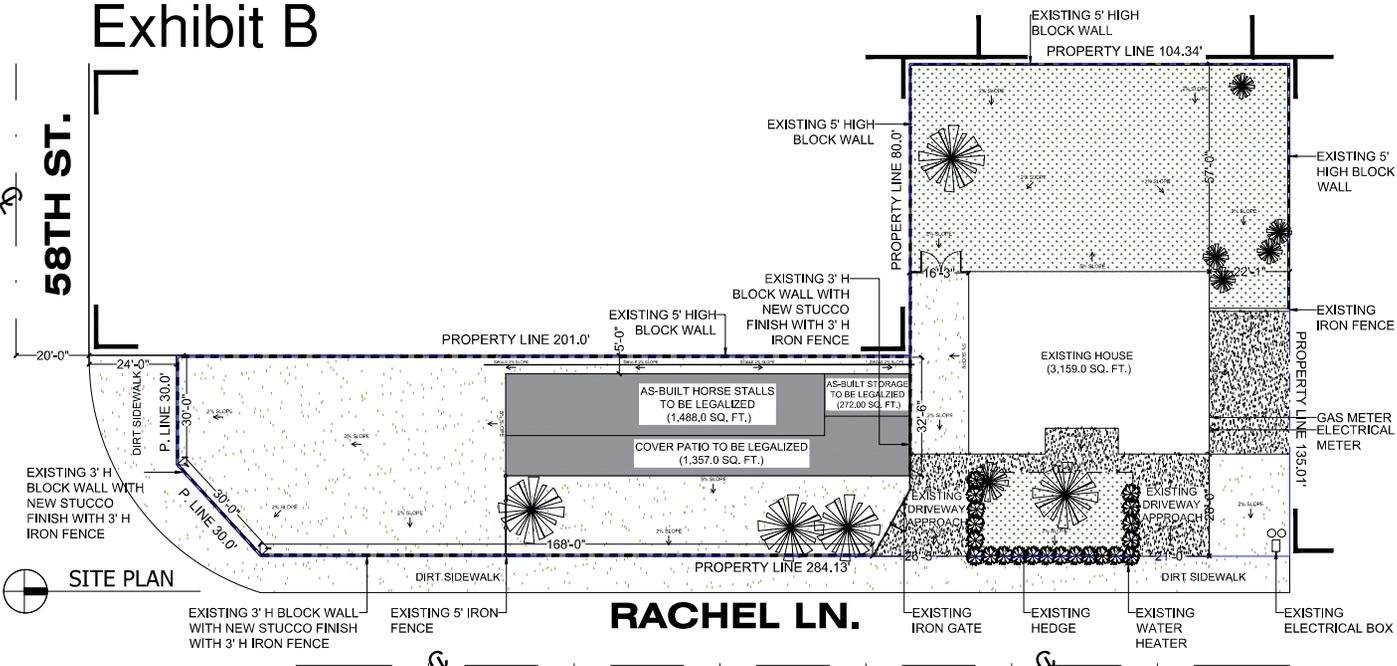
Applicant's name (Signature): \_\_\_\_\_

Date: \_\_\_\_\_

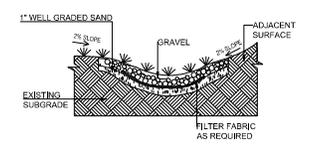
**ATTACHMENT NO. 2**

Plan Set

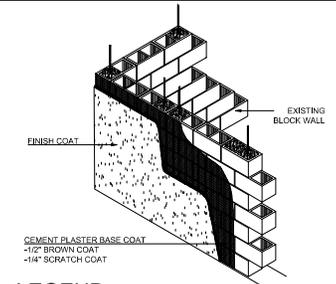
# Exhibit B



## DRAINAGE SWALE DETAIL



## STUCCO ASSEMBLY ON WALL



## LEGEND

- AREA TO BE LEGALIZED
- CONCRETE LANDSCAPE
- GRASS LANDSCAPE
- DIRT LANDSCAPE
- PROPERTY LINE
- CENTER LINE

## PROJECT DATA

A.P.N.:	161-152-023
PROPERTY TYPE:	SINGLE FAMILY RESIDENTIAL
BUILDING DATE:	1976
NUMBER OF STORIES:	1
OWNER/APPLICANT:	JOSE CRUZ & ELOISA AVILA
DESIGNER:	INNOVATION GROUP 1761 THIRD ST. SUITE 102 NORCO, CA. 92869
LEGAL DESCRIPTION:	0.57 ACRES NET IN PAR 1 PM 019/039 PM 5283
CITY:	JURUPA VALLEY
COUNTY:	RIVERSIDE
STATE:	CA
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NO (EXISTING MAIN DWELLING)
ZONING:	R-3/U
FIRE HAZARD ZONE:	NO
FLOOD ZONE:	NO
FUEL MODIFICATION ZONE:	NO
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY CODE CITY OF JURUPA VALLEY MUNICIPAL CODE

## SCOPE OF WORK

1. AS-BUILT HORSE STALLS TO BE LEGALIZED (1,488.00 SQ. FT.)
2. AS-BUILT COVER PATIO TO BE LEGALIZED (1,357.00 SQ. FT.)
3. AS-BUILT STORAGE TO BE LEGALIZED (272.00 SQ. FT.)
4. NEW STUCCO FINISH ON BLOCK WALLS

## SHEET INDEX

- A-1. SITE PLAN
- A-2. EXISTING FLOOR PLAN
- A-3. COLOR ELEVATIONS PLAN

## BUILDING SUMMARY

AREA COMPUTATION:	
EXISTING HOUSE	3,159.00 SQ FT
AS-BUILT HORSE STALLS:	1,488.00 SQ FT
AS-BUILT STORAGE:	272.00 SQ FT
AS-BUILT COVER PATIO:	1,357.00 SQ FT
LOT AREA COVERAGE:	6,276.00 SQ. FT.
LOT SIZE:	0.57 AC = 24,829 SQ FT
TOTAL COVERED AREA:	6,276/24,829 = 0.25x/100 =
PERCENTAGE:	25 %

## GRANDING QUANTITIES

CUT QUANTITIES	0.0 [CYD]
FILL QUANTITIES	0.0 [CYD]
IMPORT	0.0 [CYD]
CUT QUANTITIES FOR DRAINAGE - 1.0	[CYD]
FILL QUANTITIES FOR DRAINAGE - 1.0	[CYD]

## EASEMENT

An easement for the purpose shown below and rights incidental thereto as granted in a document:  
 Granted to: Santa Ana River Water Company, a corporation  
 Purpose: Pipelines and conduits  
 Recorded: March 22, 1937 in Book 316 Pages 269 and 271, of Official Records.  
 Affects: the land(Not: Unplottable)

An easement for the purpose shown below and rights incidental thereto as granted in a document:  
 Granted to: Metzler & Company of California, a corporation  
 Purpose: Pole lines, conduits  
 Recorded: December 3, 1942 in Book 559 Page 541, of Official Records.  
 Affects: the land(Not: Unplottable)

The terms and provisions contained in the document entitled Declaration of Dedication Recorded: September 17, 1975 as Instrument Number 112232, of Official Records.  
 (Note: To no effect, and therefore Unplottable.)  
 Reference is made to said document for further particulars.

An easement for the purpose shown below and rights incidental thereto as granted in a document:  
 Granted to: Southern California Gas Company  
 Purpose: Pipelines  
 Recorded: October 20, 1976 as Instrument Number 159648, of Official Records.  
 Affects: the land(Not: Unplottable)

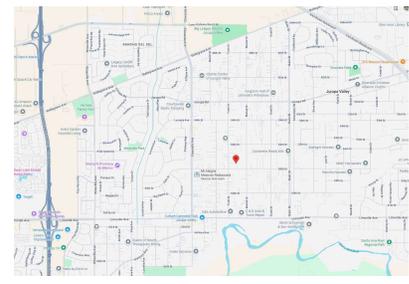
## NOTES

- THE NEW STUCCO OR ARCHITECTURE SHALL MATCH THE STUCCO OR ARCHITECTURE OF ORIGINAL HOUSE
- AIRPORT NOISE IMPACT ZONE (PART 150): YES / NO
- BASIC WIND SPEED:  
-Vult = 96 mph, EXPOSURE C (2022 CRC)  
-Vult = 95 mph, EXPOSURE C (2022 CBC)
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT (5%), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE (CRC R401.3).
- IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING (CRC 401.3 EXCEPTION).
- ALL WORK TO BE EXPOSED FOR INSPECTION.
- ALL CMU TO BE COVERED WITH STUCCO

## IMPERVIOUS/PERVIOUS AREA SUMMARY

TOTAL AREA =	24,829 SF.
PERVIOUS AREA =	19,453 SF. (78.35% PERVIOUS AREA)
IMPERVIOUS AREA:	
EXISTING MAIN HOUSE:	1,703 SF.
EXISTING GARAGE:	625 SF.
AS-BUILT HORSE STALLS:	1,451 SF.
AS-BUILT STORAGE:	380 SF.
AS-BUILT COVER PATIO:	1,252 SF.
TOTAL IMPERVIOUS AREA:	5,376 SF.
5,376 SF/24,829 SF =	21.65% IMPERVIOUS AREA.

## VICINITY MAP



1761 THIRD ST. SUITE 102  
NORCO, CA. 92860  
OFFICE PH: (951) 407-1131

DATE PROJECT NO.	
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTE:

DESIGNER:

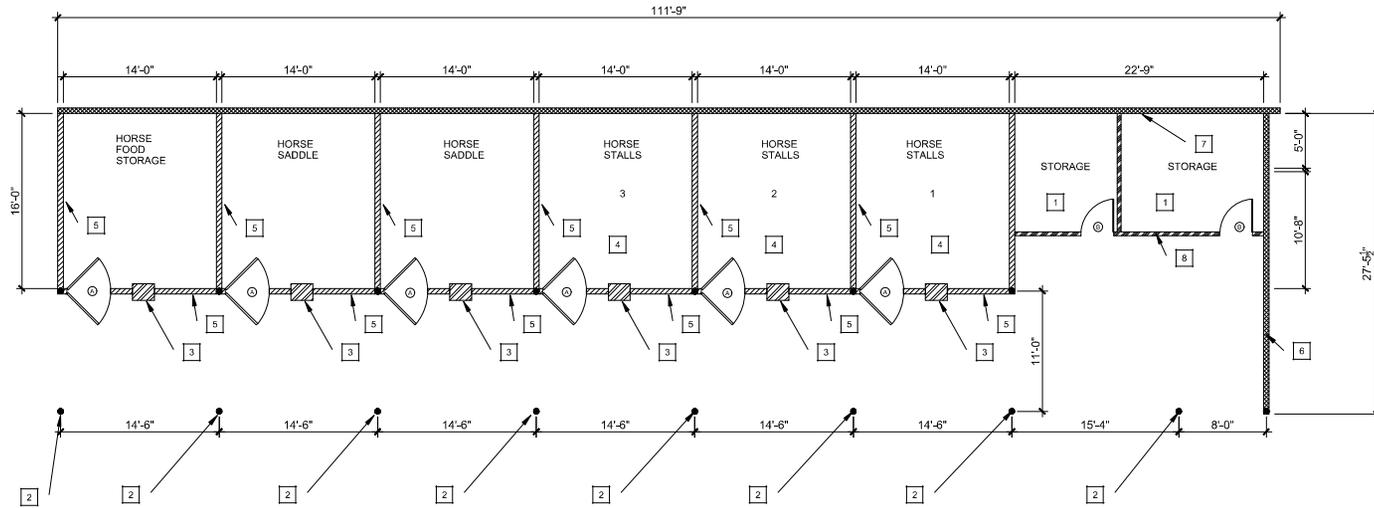
DATE PROJECT:  
OWNER:  
JOSE CRUZ  
ADDRESS:  
5785 RACHEL LN.  
JURUPA VALLEY, CA 91752  
A.P.N.:  
161-152-023

TITLE: **AS-BUILT STRUCTURES TO BE LEGALIZED**

CONTENT:  
**SITE PLAN**

DATE SHEET:  
DRAWN BY:  
ELVIRA KENNEDY  
SCALE:  
1/16" = 1'-0"  
DATE:  
NOVEMBER 4 2025.  
SHEET No:

**A-1**



# 1 FLOOR PLAN

Scale 3/16" = 1'-0"

A DOORS SCHEDULE							
DOORS NO.	SPACE	CONDITION	SIZE (W X H)	THICKNESS	MATERIAL	SELF CLOSER	HARDWARE SET
(A)	GATE	EXISTING	4'-0" X 4'-0"	2"	IRON	SWING DOOR	BUTTS, LOCKSET, PRIVACY,
(B)	STORAGE DOOR	EXISTING	3'-0" X 6'-8"	1 3/4"	H.C. DOOR	NO	

## NUMBERED KEY NOTES

- 1 PROPOSED NEW STORAGE
- 2 NEW 6" Ø STEEL COLUMN
- 3 NEW METAL HORSE FEEDER 2' X 3' X 2'
- 4 NEW HORSE STABLE 16' X 14'
- 5 NEW BLOCK WALL 4' HIGH
- 6 NEW BLOCK WALL 7' 6" HIGH
- 7 NEW BLOCK WALL 6' HIGH
- 8 NEW 2"X4" FRAMING WALL

## WALL KEY

- BLOCK WALL 6' H.
- BLOCK WALL (4'-6" HIGH).
- 2"X4" WALL



INNOVATION GROUP  
Design & Build

1761 THIRD ST. SUITE 102  
NORCO, CA. 92880  
OFFICE PH: (951) 407-1131

### DATE PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTE:

### DESIGNER:

*Elvira Kennedy*

### DATE PROJECT:

OWNER:

JOSE CRUZ

ADDRESS:

5785 RACHEL LN.  
JURUPA VALLEY, CA 91752

A.P.N.:

161-152-023

TITLE:  
AS-BUILT  
STRUCTURES  
TO BE  
LEGALIZED

### CONTENT:

FLOOR  
PLAN

### DATE SHEET:

DRAWN BY:

ELVIRA KENNEDY

SCALE:

3/16" = 1'-0"

DATE:

NOVEMBER 4 2025.

SHEET No:

**A-2**



INNOVATION GROUP  
Design & Build

1761 THIRD ST, SUITE 102  
NORCO, CA, 92860  
OFFICE PH: (951) 407-1131

DATE PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTE:

DESIGNER:

*Elvira Kennedy*

DATE PROJECT:

OWNER:

JOSE CRUZ

ADDRESS:

5765 RACHEL LN.  
JURUPA VALLEY, CA 91752

A.P.N.:

161-152-023

TITLE:

AS-BUILT  
STRUCTURES  
TO BE  
LEGALIZED

CONTENT:

ELEVATIONS  
PLAN

DATE SHEET:

DRAWN BY:

ELVIRA KENNEDY

SCALE:

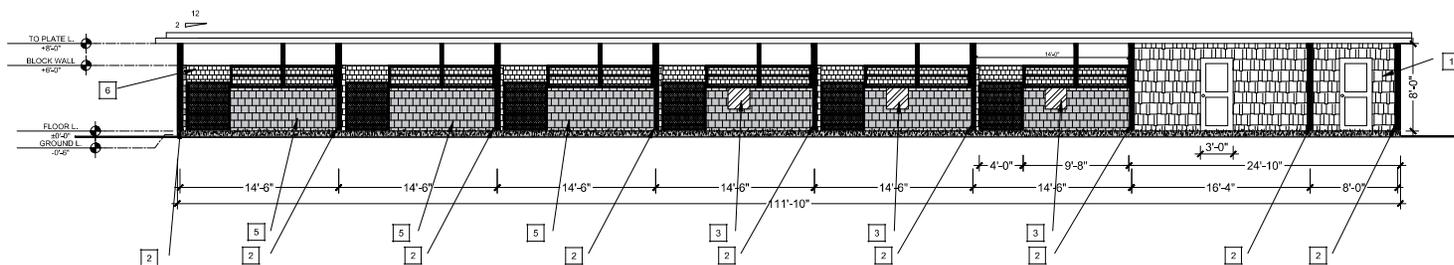
3/16" = 1'-0"

DATE:

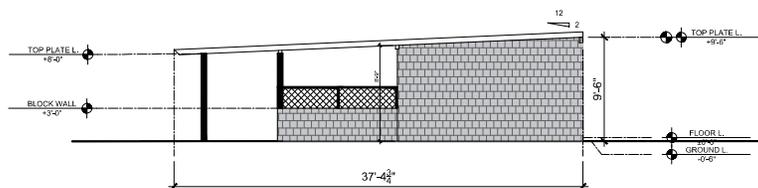
NOVEMBER 4 2025.

SHEET NO.:

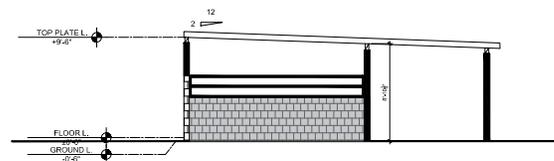
**A-3**



**1 EAST ELEVATION**  
Scale 3/16" = 1'-0"



**2 NORTH ELEVATION**  
Scale 3/16" = 1'-0"



**3 SOUTH ELEVATION**  
Scale 3/16" = 1'-0"

**NUMBERED KEY NOTES**

- 1 PROPOSED NEW STORAGE WITH STUCCO FINISH
- 2 NEW 6" Ø STEEL COLUMN ( TO BE PAINTED WHITE)
- 3 NEW METAL HORSE FEEDER 2' X 3' X 2'
- 4 NEW HORSE STABLE 16' X 14'
- 5 NEW BLOCK WALL 4' HIGH WITH STUCCO FINISH
- 6 NEW BLOCK WALL 6' HIGH WITH STUCCO FINISH

**NOTES**

STUCCO TO MATCH EXISTING MAIN HOME'S COLOR



**4 PERSPECTIVE**  
Scale N/A