



City of Jurupa Valley

Staff Report

DATE: JANUARY 14, 2025
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR
BY: THOMAS GORHAM, PRINCIPAL PLANNER
SUBJECT: AGENDA ITEM NO. 6

CONTINUED PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; AND 4) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)

RECOMMENDATION

That the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0002 recommending that the City Council:

Approve Zoning Code Amendment No. 24004 (ZCA24004) to Title 9 of the Jurupa Valley Municipal Code that: 1) amends regulations pertaining to Home Occupations; 2) adds Section 9.240.570 establishing Home Occupation Development, Design, and Operational Standards; 3) allows Home Occupations in all zones that allow single-family and multi-family dwellings; and 4) makes a finding of exemption pursuant to the California Environmental Quality Act Section 15061(b)(3).

BACKGROUND

On April 20, 2023, the City Council initiated amendments to the Zoning Code to update regulations related to home occupations to permit home occupation uses in all zones that allow for single-

family dwellings and multi-family dwellings, refine the City’s review process, and adopt standards to minimize potential adverse impacts.

At the September 10, 2025, Planning Commission meeting, the Commission held a public hearing to consider Zoning Code Amendment No. 24004 (ZCA 24004), which proposes to amend Title 9 of the Jurupa Valley Municipal Code to establish updated regulations for home occupations. The proposed ordinance seeks to:

1. Clarify definitions and operational standards for home occupations.
2. Expand allowances for low-impact, home-based businesses.
3. Ensure compatibility with residential character and neighborhood conditions.
4. Establish consistent review and permitting procedures.

The item was continued to the November 12, 2025 meeting to allow staff to address the Planning Commission’s comments and revise the ordinance.

At the November 12, 2025 meeting, a study session was conducted to address the comments previously identified by the Planning Commission. The Planning Commission provided further direction to update the draft ordinance and continued the public hearing to January 14, 2026. A revised ordinance will be presented to the Planning Commission for consideration.

ANALYSIS

The following are items discussed at the November 12, 2025, Study Session and a summary of the updates to the draft ordinance.

1. Allowing Use of Garages and Accessory Structures

Issue: Commissioners want flexibility for use of garages and accessory structures, especially on larger or semi-rural lots.

Updated Ordinance: The draft ordinance has been updated as follows;

Section 9.240.570 I. (2) Location of Operations

- Added allowance for home occupations to operate in a garage or fully enclosed accessory structure
- Added reference to the development standard for storage of materials which (1) limits the total area of storage for home occupations associated with an individual single-family dwelling; (2) identifies the allowed area for outdoor storage with certain screening; and (3) prohibits outdoor storage for home occupation located in a multi-family dwelling.



2. Flexibility for Larger Lots / Semi-Rural Areas

Issue: Commissioners want broader allowances for home occupations on larger lots (20,000 square feet or greater) including outdoor storage.

Updated Ordinance: The draft ordinance has been updated as follows:

Section 9.240.570 I. (1) Operator and employees

- Added provision to allow one non-resident employee on properties less than 20,000 square feet in area; and two non-resident employees on properties 20,000 square feet or greater in area.

Section 9.240.570 J. (1) Storage of materials, supplies, or equipment

- Storage of materials, supplies, or equipment related directly or indirectly to a home occupation shall be limited to an area of 100 square feet for properties less than 20,000 square feet in area or 200 square feet on properties twenty 20,000 square feet or greater in area.

Section 9.240.570 J. (4) Vehicles and parking

- One utility trailer or cargo trailer permitted on properties 20,000 square feet or greater in area and shall be parked in the side or rear yard only. It is not permitted on lots that are less than 20,000 square feet in area.

3. Vehicle and Trailer Standards

Issue: Concern about small trades (gardeners, plumbers, electricians, etc.) needing space for work vehicles/trailers. Commissioners want clarity on number and type of allowable vehicles.

Updated Ordinance: The draft ordinance has been updated as follows:

Section 9.240.570 J. (4) Vehicles and parking

- Allow a maximum of one vehicle for business-related purposes other than the personal vehicles of the residents.
- Limit maximum payload size not to exceed one-ton classification.
- No food trucks, food trailers, or food carts permitted.
- One utility trailer or cargo trailer permitted on properties 20,000 square feet or greater in area and shall be parked in the side or rear yard only.

4. Definition of “Home Occupation” vs. “Home-Based Business”

Issue: Commissioners requested clear distinction between administrative vs. operational business types.



Updated Ordinance: The draft ordinance has been updated as follows;

Section 9.10.630 Home Occupations

- Added language that home occupations may include a home-based business. Home Occupations' definition is as follows: "Home occupations means an accessory use of a dwelling unit, or accessory structure on the same residential property, for a business conducted by the resident(s) of the dwelling for gainful employment, which is clearly incidental and subordinate to the residential use of the property. Home occupations may include a home-based business in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities. Home occupations do not include home hobbies, cottage food operations, telecommuting, and small and large family day care homes."

Section 9.240.570. A.(4) Definitions

- Added the following definition for a home-based business: "Home-Based Business means a home occupation in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities."

5. Employees and Family Participation

Issue: Commissioners supported allowing one non-resident employee or non-resident helper.

Updated Ordinance: The draft ordinance has been updated as follows;

Section 9.240.570 I.(1) Operator and employees

- Added provision to allow one non-resident employee on properties less than 20,000 square feet in area; and two non-resident employees on properties 20,000 square feet or greater in area.

6. Signage

Issue: The existing code and business registration form allows for one on-site non-illuminated identification sign, not more than two square feet in area; The Commission discussed allowances for signs and recommended that signs be prohibited for home occupations.

Updated Ordinance: The draft ordinance has been updated as follows:



Section 9.240.570 J.(5) Signs and advertising

- Added a development standard prohibiting signs, banners, or other forms of exterior advertising for the home occupation.

7. Multi-Dwelling / Zoning Clarity

Issue: Multi-family zoned properties and single-family zoned properties with more than one residential unit could host multiple home occupations causing cumulative impact. Clarify types of home occupations allowed in individual residential zones.

Updated Ordinance: The draft ordinance has been updated as follows:

Section 9.240.570 I.(4) Number of home occupations

- Added language limiting home occupations to no more than 2 in any dwelling unit

Section 9.240.570 J.(1) Storage of materials, supplies, or equipment

- Added language prohibiting outdoor storage for home occupations located in multi-family dwelling

8. Reviews and Exceptions

Issue: Clarify application review path and exception process.

Updated Ordinance: The draft ordinance has been updated as follows:

Section 9.240.570 H. Exceptions

- Created an exception process for deviation from strict application of home occupation standards. Request for an exception to be reviewed by the Community Development Director at a public hearing. The Community Development Director may refer an exception request to the Planning Commission for consideration at a public hearing.
- Created a Home Occupation Exception application filing and approval process
- Added provision for annual review of Home Occupation Permit application

9. Tax and Licensing Coordination

Issue: Commissioners raised questions about verifying tax ID or seller's permit.

Updated Ordinance: The draft ordinance has been updated as follows

Section 9.240.570 G. Regulations, registration and other permit requirements

- Added provision to require City business registration.
- Added language that home occupations may require permits, licenses, and registrations for other agencies



10. Additional Updates

Section 9.240.570 C. Applicability

- Added language requiring existing home occupations to comply with the new ordinance within 180 days of the effective date of the ordinance

Section 9.240.570 E. Permit application and fee

- Added subsection (2) outlining site plan requirement

Section 9.240.570 I(3) . Retail sales prohibition

- Added language prohibiting retail sales on the premises other than for cottage food operations

Section 9.240.570 J.(2) Residential character and structural alterations

- Added language addressing structural alteration and change in appearance of the dwelling, garage, an/or accessory structure indication that the use is other than a residence
- Added language prohibiting exterior display of goods and equipment unless otherwise allowed by the ordinance

ENVIRONMENTAL REVIEW

The recommended Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed amendments and additional sections pertaining to Home Occupations will have a significant effect on the environment. The Code Amendment is an administrative process of the city that will not result in direct or indirect physical changes in the environment.

NOTICING REQUIREMENTS

An advertisement for this public hearing was published on August 22, 2025 in the Press-Enterprise Newspaper. Since the public hearing was continued to a date certain (January 14, 2026), additional public noticing is not required. No public comment was received at the time of this report



**ATTACHMENT 1:
RESOLUTION NO. PC-0002**

RESOLUTION NO. PC-0002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADOPT AN ORDINANCE AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO (1) REVISE THE DEFINITION OF HOME OCCUPATIONS; (2) ADD A NEW SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; (3) ALLOW HOME OCCUPATIONS IN ALL ZONES THAT ALLOW SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; (4) AMEND APPEALS PROVISIONS, AND (5) MAKE A FINDING OF EXEMPTION PURSUANT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)

THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. **Project.** Zone Code Amendment No. 24004 (ZCA24004) will amend regulations pertaining to home occupations to create consistent regulations and permit home occupation uses in zones that allow for single-family and multi-family units. Specifically, ZCA24004 will amend the definition of home occupation contained in Section 9.10.630, add regulations to Chapter 9.240 including development design and operating standards for home occupations to minimize potential adverse impacts, and allow home occupation uses in all zones where single-family dwellings and multi-family dwellings are allowed.

Section 2. **Zone Change Amendment.**

(a) Section 9.285.040 of the Jurupa Valley Municipal Code provides that amendments to Title 9 of the Jurupa Valley Municipal Code shall be made in accordance with the procedures set forth in Government Code Title 7, Division 1, Chapter 4 (Gov. Code Section 65800 et seq.) as now enacted or hereafter amended, and with the requirements of this title. An amendment to this title may be initiated by either the Planning Commission or the City Council.

(b) The City is now being asked to consider an ordinance following the procedures set forth in the Jurupa Valley Municipal Code, which includes consideration by the Planning Commission for recommendation to the City Council. Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does

not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

Section 3. **Procedural Finding.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On September 10, 2025 the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission directed staff to make recommended revision to ZCA24004 and continued the public hearing to November 12, 2025.

(c) On November 12, 2025, the Planning Commission of the City of Jurupa Valley continued the public hearing on the proposed Zoning Code Amendment set forth in this Ordinance to January 14, 2026. The Planning Commission held a study session on the proposed ZCA to provide staff with direction on recommended changes prior to the continued hearing.

(d) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a continued public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing and adopted Resolution No. PC-0002 recommending that the City Council adopt the Zoning Code Amendment.

(e) All legal preconditions to the adoption of this Resolution have occurred.

Section 4. **California Environmental Quality Act Findings.** The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) The City of Jurupa Valley has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Guidelines §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment. In addition, the City of Jurupa Valley has determined that the ordinance is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301,

Existing Facilities, since home occupation uses are customarily conducted in an existing residence, and the home occupation will involve a negligible expansion of an existing use.

Section 5. Findings for Recommendation of Approval of Zoning Code Amendment. The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that ZCA should be adopted because the ZCA is consistent with the General Plan because of the following:

(a) LUE 2.8 Supportive Uses. Accommodate activity centers or nodes within or near residential neighborhoods that allow such services as child or adult care, recreation, public meeting rooms, convenience commercial uses, and similar facilities, where appropriate. The amendments to the Home Occupations definition and standards in the zoning code and the addition of related design, development, and operating standards in Section 9.240.570, Home Occupations, continue to allow services such as child or adult care and other commercial uses to operate within residential neighborhoods while preserving the residential character and the design and development standards in the zoning code.

(b) LUE 10.1 Land Use Balance. Encourage communities that provide a balanced mix of land uses, including open space, employment, recreation, shopping, and housing. Enhancing the home occupations design and development standards encourages a balance of land uses in residential communities by allowing residents to operate approved businesses from the dwelling units without negatively impacting the surroundings and other sensitive uses.

(c) LUE 11.10 Residential Compatibility. Require non-residential uses to be designed so that site and building entries, driveways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods due to traffic, noise, vibration, odor, lighting, and other impacts on surrounding properties. Any potential impacts shall be mitigated to a level of non-significance, to the approval of the City. The updated standards set forth for home occupations are consistent with the policy by providing clear direction for how home occupations are to be designed, developed, and operated in all residential dwellings including ADUs and JADUs to mitigate any potential impacts on surrounding sensitive uses.

(d) AQ 6.7 Job Creation. Emphasize job creation and reductions in vehicle miles traveled to improve air quality over other less efficient methods. The Home Occupation Ordinance facilitates job creation in the City by allowing low-impact to no-impact resident-operated businesses and jobs in residential neighborhoods, thus, improving air quality by reducing vehicle miles traveled for resident operators, on-site employees, and potential clients who live close to the home occupation.

(e) AQ 6.10 Community Centers / Telecommuting / Home-Based Businesses. Implement zoning code provisions that encourage community centers, telecommuting, and home-based businesses. The ordinance implements zoning code provisions for home occupations that encourage residents to operate home-based businesses and home occupations with low to no impacts including reducing any negative air quality impacts.

(f) ES 3.9 Home Businesses. Continue to permit home enterprise and home occupation activities in appropriate areas of the City. Amendments to the home occupation definition and development standards and the design and operation standards in the municipal code

will continue to permit home enterprise and home occupation activities that contribute to economic sustainability of Jurupa Valley.

Section 6. **Recommendation for Adoption of Zoning Code Amendment.** Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt ZCA24004 to amend regulations pertaining to home occupations to create consistent regulations and permit home occupation uses in zones that allow for single-family and multi-family units. Specifically, ZCA24004 will amend the definition of home occupation contained in Section 9.10.630, add regulations to Chapter 9.240 including development design and operating standards for home occupations to minimize potential adverse impacts, and allow home occupation uses in all zones where single-family dwellings and multi-family dwellings are allowed, and finding ZCA24004 exempt from CEQA, in substantially the same form attached hereto as Exhibit “A”

Section 7. **Certification.** The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Jurupa Valley on this 14th day of January, 2026.

Arleen Pruitt, Chair of Jurupa Valley Planning Commission

ATTEST:

Joe Perez Assistant City Manager/Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Joe Perez, Assistant City Manager/Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. PC-0002 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 14th day of January, 2026, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

JOE PEREZ
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

**ATTACHMENT 1A:
Exhibit A Draft Ordinance**

EXHIBIT A

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO (1) REVISE THE DEFINITION OF HOME OCCUPATIONS; (2) ADD A NEW SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; (3) ALLOW HOME OCCUPATIONS IN ALL ZONES THAT ALLOW SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; (4) AMEND APPEALS PROVISIONS, AND (5) MAKE A FINDING OF EXEMPTION PURSUANT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3) AND 15031

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. Zoning Code Amendment. The City Council of the City of Jurupa Valley does hereby find, determine, and declare that:

(a) At the April 20, 2023 regular City Council meeting, the City Council initiated amendments to the Zoning Code to update regulations related to home occupations.

(b) Zone Code Amendment No. 24004 (ZCA24004) will amend regulations pertaining to home occupations to create consistent regulations and permit home occupation uses in zones that allow for single-family and multi-family units. Specifically, ZCA24004 will amend the definition of home occupation contained in Section 9.10.630, add regulations to Chapter 9.240 including development design and operating standards for home occupations to minimize potential adverse impacts, and allow home occupation uses in all zones where single-family dwellings and multi-family dwellings are allowed.

(c) Section 9.285.030 of the Jurupa Valley Municipal Code provides that amendments to Title 9 that propose to regulate the use of buildings, structures, and land as between industry, business, residents, open space, and other purposes shall be adopted in the manner set forth in Section 9.285.040. Government Code Section 65854 provides that the Planning Commission must hold a public hearing on the proposed amendment to a zoning ordinance with notice of the hearing given pursuant to Government Code Section 65090 and, if the proposed amendment to the zoning ordinance affects the permitted uses of real property, also given pursuant to Government Code Section 65091. Additionally, Section 9.285.040(1) and 9.285.040(2) of the Jurupa Valley Municipal Code provide that the Planning Commission shall hold a noticed public hearing on a proposed amendment to Title 9 of the Jurupa Valley Municipal Code that proposes to change property from one zone to another.

(d) Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body, which must include the reasons for the recommendation, the relationship of the proposed amendment to the applicable general and specific plans, and must transmit the recommendation to the legislative body in such form and manner as may be specified by the legislative body. Additionally, Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that, after closing the public hearing, the Planning Commission must render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and the relationship of the proposed amendment to the 2017 General Plan. A copy of the recommendation shall be mailed to the applicant, and proof thereof shall be shown on the original transmitted to the City Council.

(e) Government Code Section 65856(a) provides that upon receipt of the Planning Commission's recommendation; the legislative body must hold a public hearing. Additionally, Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt the Planning Commission's recommendation for approval, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

(f) Government Code Section 65857 provides that the legislative body may approve, modify, or disapprove the recommendation of the Planning Commission provided that any modification of the proposed ordinance or amendment by the legislative body not previously considered by the Planning Commission during its hearing must first be referred to the Planning Commission for report and recommendation. The Planning Commission is not required to hold a public hearing thereon. Furthermore, Section 9.285.040.(5) of the Jurupa Valley Municipal Code provides that after closing the public hearing the City Council must render its decision within a reasonable time and may approve, modify, or disapprove the Planning Commission's recommendation provided, however, that any proposed modification of the Planning Commission's recommendation not previously considered by the Planning Commission must first be referred back to the Planning Commission for a report and recommendation.

Section 2. **Procedural Findings.**

(a) On September 10, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission directed staff to make recommended revision to ZCA24004 and continued the public hearing to November 12, 2025.

(b) On November 12, 2025, the Planning Commission of the City of Jurupa Valley continued the public hearing on the proposed Zoning Code Amendment set forth in this Ordinance to January 14, 2026. The Planning Commission held a study session on the proposed ZCA to provide staff with direction on recommended changes prior to the continued hearing.

(c) On January 14, 2026, the Planning Commission of the City of Jurupa Valley held a continued public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the proposed Zoning Code Amendment had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing and adopted Resolution No. PC-0002 recommending that the City Council adopt the Zoning Code Amendment.

(d) On XXXX XX, 2026, the City Council of the City of Jurupa Valley held a public hearing on the proposed Zoning Code Amendment set forth in this Ordinance, at which time all persons interested in the Zoning Code Amendment had the opportunity and did address the City Council on these matters. Following the receipt of public testimony, the City Council closed the public hearing.

(e) All legal preconditions to the adoption of this Ordinance have occurred.

Section 3. California Environmental Quality Act Findings. The City Council of the City of Jurupa Valley makes the following environmental findings and determinations in connection with the approval of the project:

(a) The City of Jurupa Valley has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Guidelines §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment. In addition, the City of Jurupa Valley has determined that the ordinance is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301, Existing Facilities, since home occupation uses are customarily conducted in an existing residence, and the home occupation will involve a negligible expansion of an existing use.

Section 4. Findings. The City Council hereby finds, as required by the Jurupa Valley Ordinances and applicable state law, that the proposed Code Amendment should be adopted because the proposed Code Amendment is consistent with the City of Jurupa Valley’s General Plan because it meets the following goals:

(a) **LUE 2.8 Supportive Uses.** Accommodate activity centers or nodes within or near residential neighborhoods that allow such services as child or adult care, recreation, public meeting rooms, convenience commercial uses, and similar facilities, where appropriate. The amendments to the Home Occupations definition and standards in the zoning code and the addition of related design, development, and operating standards in Section 9.240.570, Home Occupations, continue to allow services such as child or adult care and other commercial uses to operate within residential neighborhoods while preserving the residential character and the design and development standards in the zoning code.

(b) **LUE 10.1 Land Use Balance.** Encourage communities that provide a balanced mix of land uses, including open space, employment, recreation, shopping, and housing. Enhancing the home occupations design and development standards encourages a balance of land uses in residential communities by allowing residents to operate approved businesses from the dwelling units without negatively impacting the surroundings and other sensitive uses.

(c) LUE 11.10 Residential Compatibility. Require non-residential uses to be designed so that site and building entries, driveways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods due to traffic, noise, vibration, odor, lighting, and other impacts on surrounding properties. Any potential impacts shall be mitigated to a level of non-significance, to the approval of the City. The updated standards set forth for home occupations are consistent with the policy by providing clear direction for how home occupations are to be designed, developed, and operated in all residential dwellings including ADUs and JADUs to mitigate any potential impacts on surrounding sensitive uses.

(d) AQ 6.7 Job Creation. Emphasize job creation and reductions in vehicle miles traveled to improve air quality over other less efficient methods. The Home Occupation Ordinance facilitates job creation in the City by allowing low-impact to no-impact resident-operated businesses and jobs in residential neighborhoods, thus, improving air quality by reducing vehicle miles traveled for resident operators, on-site employees, and potential clients who live close to the home occupation.

(e) AQ 6.10 Community Centers / Telecommuting / Home-Based Businesses. Implement zoning code provisions that encourage community centers, telecommuting, and home-based businesses. The ordinance implements zoning code provisions for home occupations that encourage residents to operate home-based businesses and home occupations with low to no impacts including reducing any negative air quality impacts.

(f) ES 3.9 Home Businesses. Continue to permit home enterprise and home occupation activities in appropriate areas of the City. Amendments to the home occupation definition and development standards and the design and operation standards in the municipal code will continue to permit home enterprise and home occupation activities that contribute to economic sustainability of Jurupa Valley.

Section 5. Amendment to Chapter 9.10. Section 9.10.630 (Home Occupations) of Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Chapter 9.10 remaining unchanged:

“Sec. 9.10.630. Home Occupations.

Home occupations means an accessory use of a dwelling unit, or accessory structure on the same residential property, for a business conducted by the resident(s) of the dwelling for gainful employment, which is clearly incidental and subordinate to the residential use of the property. Home occupations may include a home-based business in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities. Home occupations do not include home hobbies, cottage food operations, telecommuting, and small and large family day care homes. ~~The following criteria shall apply to any home occupation:~~

~~(1) Except for large family day care homes which may require two (2) assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.~~

~~(2) A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.~~

~~(3) A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.~~

~~(4) The residential character of the exterior and interior of the dwelling shall not be changed.~~

~~(5) No vehicles or trailers except those normally incidental to residential use shall be kept on the site.~~

~~(6) No signs other than one unlighted identification sign, not more than two (2) square feet in area, shall be erected on the premises.”~~

Section 6. Amendment to Chapter 9.240. A new Section 9.240.570 (Home Occupations) is hereby added to Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to read as follows, with all other provisions of Chapter 9.240 remaining unchanged:

Sec. 9.240.570 Home Occupations.

A. *Definitions.* The following terms shall have the following meanings for the purposes of this section:

(1) *Cottage Food Operation* - For the purposes of this chapter, a cottage food operation shall have the same meaning as set forth in California Health and Safety Code Section 113758, as the same may be amended from time to time.

(2) *Enforcement Official* means the Enforcement Official as defined in Section 1.10.020 of this Code.

(3) *Hobby* means any activity that a person pursues because they enjoy it and with no intention of making a profit. A hobby does not include any activity where a person sells products that they make.

(4) *Home-Based Business* means a home occupation in which the business owner conducts the principal service or labor at client locations or job sites, and the residence is used only for office, scheduling, communication, billing, inventory tracking, and similar administrative activities.

(5) *Telecommuting* means the partial or complete replacement of traveling to a physical workplace by using computers and telecommunications technologies to perform work remotely.

B. *Purpose and intent.* The purpose and intent of this section is to establish clear regulations and requirements for home occupation uses, and establish operational, design, and development standards to ensure home occupation uses would not be incompatible with surrounding residential uses.

C. *Applicability.* All home occupations proposed, registered, or entitled after the effective date of this Ordinance, shall be operated, designed, and developed in accordance with this section. Existing home occupations at the time of the effective date of the ordinance amending this chapter shall comply with the standards set forth in this chapter within one hundred eighty (180) days of the effective date of the ordinance.

D. Procedural requirements.

(1) All residents that operate a home occupation in the City shall obtain and maintain a valid business registration certificate issued by the City in accordance with Chapter 5.05 of Title 5 of this Code upon approval of a home occupation permit from the City. If a business registration is not annually renewed, the home occupation permit shall become void.

(2) Home Occupation Permit Required.

(a) All persons desiring to operate a home occupation, as defined in Section 9.10.630, shall apply for a home occupation permit in accordance with this section.

(b) A home occupation is prohibited in the City unless there is a home occupation permit in full force and effect for the location and the operator of the home occupation.

(c) The home occupation permit shall be valid for one (1) year after issuance and then must be renewed annually, thereafter.

(d) The home occupation operation permit is nontransferable. A permit shall be valid only for the person and location specified by that permit, and, unless suspended or revoked for cause, for the time period indicated.

(e) The permit, or an accurate copy thereof, shall be retained by the operator onsite and displayed at all times while the home occupation is in operation.

E. Permit application and fee.

(1) An application for a home occupation permit shall be filed with the Community Development Department on forms approved by the Community Development Director with the required application fee. The application shall be accompanied by the following documents, plans, and information:

(2) A site plan, drawn to scale, that shows the following:

(a) boundary and dimensions of property;

(b) location of adjacent streets, driveways, parking areas, easements, buildings, or structures;

(c) location of fences, walls, and landscaping; and

(d) location of where the home occupation (including storage of materials) will be conducted.

(3) A floor plan showing the area of the dwelling and/or accessory structure where the home occupation (including storage of materials) will be conducted.

(4) An affidavit on a form approved by the Community Development Director shall be completed by the operator and be submitted along with the home occupation permit application. The affidavit shall indicate the operator's agreement to the following:

(a) The operator has read and fully understands the requirements of operating a home occupation; and

(b) The subject home occupation will, at all times, comply with all requirements of this Code and all applicable federal, state, and local laws.

(5) Renters must obtain written approval of the property owner prior to operating a home occupation. The written approval shall be submitted with the home occupation permit application. The home occupation business shall terminate upon withdrawal of said approval by the property owner.

F. Requirements for Approval. The Community Development Director or designee shall only approve a home occupation permit after determining that the proposed home occupation and its method of operation complies with the requirements of this Code, including, but not limited to Sections 9.10.630 and the standards in this section. If the permit is denied, the Community Development Director shall explain the reasons for the denial in writing. The Community Development Director or designee shall send written notice of a decision to the applicant at the address designated on the application by U.S. Mail accompanied by a declaration of mailing.

G. Regulations, registration, and other permit requirements. Home occupations are subject to the regulations of the Jurupa Valley In-City Business Registration Application, a home occupation permit, and all of those regulations identified in the Code. All home occupations are required to register with the City pursuant to this Section and Chapter 5.05. A home occupation may also require permits, licenses, and registrations from other agencies including, without limitation, the Internal Revenue Service, Riverside County Health Department, and the California State Board of Equalization.

H. Exceptions. The Community Development Director may hold a public hearing on all requests for deviation from the strict application of the standards under this section. However, the Community Development Director may refer review of such request requiring a public hearing to the Planning Commission for review, full hearing and the Planning Commission's approval, conditional approval, or disapproval in cases where the Planning Commission finds that the activity will have an adverse effect upon the residential character of the neighborhood. The Community Development Director or the Planning Commission may grant an exception to the strict application of the standards of this section when the applicant is able to show that there is a hardship upon the applicant that warrants such an exception. In such cases, the applicant must prove that the activity for which the permit is requested will have no adverse effect upon the residential character of the neighborhood. Applications for an exception shall be filed in writing with the Community Development Director and must include the exception application fee. All such approved home occupation applications requesting an exception shall be subject to annual review.

I. Operations Standards. Unless otherwise prohibited by state law, home occupations subject to this section shall comply with the following operations standards:

(1) *Operator and employees.* The business operator shall be a resident of the dwelling in which the home occupation is located. Other residents of the dwelling may assist in the operation of the business. One non-resident employee shall be permitted for home occupations on properties less than twenty thousand (20,000) square feet in area; and two non-resident employees on properties twenty thousand (20,000) square feet or greater in area.

(2) *Location of operations.* A home occupation shall be conducted entirely within the dwelling, and/or a legally permitted garage or entirely enclosed accessory structure and shall be

incidental and secondary to the use of the dwelling as a residence. The home occupation permitted area includes the interior of the residential dwelling unit, garage, and/or accessory structure. The home occupation operations shall not be conducted outside of the permitted areas unless otherwise stated in this section. Storage of materials, supplies related to the home occupation, or equipment shall be subject to the standards in Section 9.240.570.J.(1).

(3) *Retail sales prohibition.* There shall be no retail sales on the premises except for cottage food operations.

(4) *Number of home occupations.* No more than two (2) home occupations shall be permitted in any dwelling unit.

J. *Development and Design Standards.* Unless otherwise prohibited by state law, home occupations subject to this section shall comply with the following development and design standards:

(1) *Storage of materials, supplies, or equipment.* Storage of materials, supplies, or equipment related directly or indirectly to a home occupation shall be limited to (1) an area of one hundred (100) square feet for properties less than twenty thousand (20,000) square feet in area or (2) two hundred (200) square feet on properties twenty thousand (20,000) square feet or greater in area. These limits apply collectively to all home occupations associated with an individual single-family dwelling. Outdoor storage shall be prohibited for a home occupation located in a multi-family dwelling, as defined in Section 9.10.500. In single-family dwellings, outdoor storage is permitted if it is located in a side yard, as defined in Section 9.10.1130, behind the front setback line or in a rear yard, as defined in Section 9.10.1320 and screened from view from adjacent properties and the street by an opaque fence or wall.

(2) *Residential character and structural alterations.* The residential character of the exterior and interior of the residential dwelling or property shall not be changed. There shall be no change in the outside appearance of the dwelling, garage, and/or accessory structure, or property that would indicate the use is other than a residence, including no structural changes, additional entrances, and no exterior display of goods and equipment unless otherwise allowed by this section.

(3) *Compatibility and impacts.* No home occupation may be operated in a manner that materially alters the residential character of the adjacent neighborhood or materially or unreasonably degrades the quality of life of adjacent neighbors or disturbs another person's quiet enjoyment of their property as a result of traffic, parking, light, noise, vibration, odor, dust, fumes, gas, smoke, generation of refuse, glare, electronic interference, safety, hazardous waste, visual impact, or any other nuisances, nor any other negative effect, as determined by the Community Development Director.

(4) *Vehicles and parking.* A maximum of one vehicle for business-related purposes, other than the personal vehicle(s) of the resident(s) of the dwelling unit, is permitted and shall be parked in compliance with the standards in Section 9.240.120 if applicable. The maximum payload size shall not exceed one-ton classification. No food trucks, food trailers, or food carts shall be permitted. One (1) utility trailer or cargo trailer shall be permitted on properties twenty thousand (20,000) square feet or greater in area and shall be parked in the side or rear yard only. However, upon the City's discovery of an abandoned, wrecked, dismantled or inoperable vehicle, or parts thereof, on private or public property within the City, the Vehicle Abatement Officer shall

have authority to cause the abatement and removal thereof in accordance with the procedures described in Chapter 12.05.

(5) *Signs and advertising.* No sign, banner, or other form of exterior advertising is permitted that identifies or advertises the home occupation from the exterior of the premises including residential dwelling or accessory structures, except as permitted elsewhere in the Code.

(6) *Customer/Client Visits.* Visits by customers, clients, or other business-related visitors to a home occupation shall be limited to three (3) total visitors per day.

(7) *Hazardous Material.* The use or storage of any flammable, combustible, or toxic material in conjunction with a home occupation shall be limited to quantities permitted for residential uses in accordance with the Fire Code as adopted by reference in this Code.

K. Inspections; suspension and revocation of permit; enforcement. The following requirements shall apply to inspections:

(1) A home occupation operation shall not be subject to routine inspections, except that the Enforcement Official may access, for inspection purposes, the permitted area of the home occupation operation after the occurrence of either of the following:

(a) The Enforcement Official has provided the home occupation operation with reasonable advance notice.

(b) The Enforcement Official has a valid reason, such as a complaint or that the home occupation operation has violated this chapter.

(2) A home occupation operation shall not be subject to more than one (1) inspection each year by the Enforcement Official, except in cases in which the Enforcement Official has valid reason, such as a complaint or that the home occupation operation has violated applicable laws.

(3) The Enforcement Official shall document the reason for the inspection, keep that documentation on file with the home occupation operation's permit, and provide the reason in writing to the operator of the home occupation.

(4) Access provided under this section is limited to the permitted area of the home occupation operation, during the operating hours as approved in the home occupation permit, and solely for the purpose of enforcing or administering this Section 9.240.570.

(5) The Enforcement Official may seek recovery from a home occupation operation of an amount that does not exceed the local enforcement agency's reasonable costs of inspecting the home occupation operation for compliance with this chapter if the home occupation operation is found to be in violation of this Section 9.240.570.

(6) In the event the Enforcement Official determines that a violation of this Code or the home occupation operation permit has occurred, the Enforcement Official shall notify the operator of the nature of the violation and time required to correct the violation by personal service or US mail, accompanied by a declaration of service or mailing. The violation shall be corrected as soon as possible but not more than ten (10) calendar days following the date of mailing of the notice unless the Enforcement Official extends the time for correction.

(7) In the event the violation is not corrected within the time required, the Community Development Director may suspend or revoke the home occupation permit. In such event, the Community Development Director shall notify the permittee in writing at the address designated

in the permit application, by personal service or U.S. Mail, accompanied by a declaration of service or mail. Within ten (10) calendar days of the date of personal service or mailing, the permittee may appeal the suspension or revocation pursuant to the provisions of Section 9.240.340 of this Code. The suspension or revocation shall be effective on the tenth (10) day following personal service or mailing of the notice of suspension or revocation unless appealed.

(8) In the event the violation constitutes an immediate threat to health or safety, the Community Development Director may immediately suspend the permit until such time as the Community Development Director determines that the violation has been corrected. The Community Development Director shall provide written notice of an immediate suspension either by personal service or by written notice sent by U.S. mail to the address listed in the permit application, accompanied by a declaration of notice or mailing. The immediate suspension shall be effective immediately upon oral notification or mailing.

(9) An immediate suspension may be appealed within ten (10) days of the notice or mailing pursuant to the provisions of Section 9.240.340 of this Code.

Section 7. Subsection A(17) of Section 9.45.010 (Uses Permitted) of Chapter 9.45 (R-R Zone (Rural Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.45.010 remaining unchanged:

“(17) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 8. Subsection A(11) of Section 9.55.010 (Uses Permitted) of Chapter 9.55 (R-1 Zone (One (1) Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.55.010 remaining unchanged:

“(11) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 9. Subsection A(8) of Section 9.65.020 (Uses Permitted) of Chapter 9.65 (R-A Zone (Residential Agricultural)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.65.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 10. Subsection A(8) of Section 9.70.020 (Uses Permitted) of Chapter 9.70 (R-2 Zone (Multiple Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.70.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 11. Subsection A(10) of Section 9.75.020 (Uses Permitted) of Chapter 9.75 (R-2A Zone (Limited Multiple Family Dwellings)) of Title 9 (Planning and Zoning) of the Jurupa

Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.75.020 remaining unchanged:

“(10) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 12. Subsection A(8) of Section 9.80.020 (Uses Permitted) of Chapter 9.80 (R-3 Zone (General Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.80.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 13. Subsection A(8) of Section 9.85.020 (Uses Permitted) of Chapter 9.85 (R-3A Zone (Village Tourist Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.85.020 remaining unchanged:

“(8) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 14. Subsection A(4) of Section 9.90.020 (Uses permitted) of Chapter 9.90 (R-T Zone (Mobilehome Subdivision and Mobilehome Parks)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Section 9.90.020 remaining unchanged:

“(4) Home occupations, ~~only in mobilehome subdivisions~~ are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 15. Subsection A(4) of Section 9.95.020 (Uses Permitted) of Chapter 9.95 (R-T-R Zone (Mobilehome Subdivision - Rural)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.95.020 remaining unchanged:

“(4) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 16. Section 9.100.020 (Permitted uses) of Chapter 9.100 (R-4 Zone (Planned Residential)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Section 9.100.020 remaining unchanged:

“Sec. 9.100.020. - Permitted uses.

- A. One (1) family dwellings, and accessory uses or buildings normally incidental thereto.
- B. Multiple-family dwellings, subject to the provisions of Section 9.100.070 and the development standards set forth in Section 9.240.545.
- C. Employee housing.
- D. Group homes, large.
- E. Residential care facility, six (6) or fewer persons.

- F. Residential care facility, seven (7) or more.
- G. Supportive housing, developed pursuant to Section 9.240.555.
- H. Transitional housing when such use is in a one (1) family dwelling or in multiple family dwellings subject to the provisions of Section 9.100.070 and the development standards set forth in Section 9.240.545.
- I. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including, but not limited to, swimming pools, and golf courses and the normal accessory uses thereto.
- J. Community service areas and medical facilities designed primarily for the use of the residents of the subdivision.
- K. On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five (5) percent of the surface area of the exterior face of the wall upon which the sign is located.
- L. The following uses shall be permitted, provided a conditional use permit is granted pursuant to Section 9.240.280(5):
- (1) Mobilehome parks, developed pursuant to Section 9.260.020.
 - (2) Alcoholic beverage sales for on-premises consumption in conjunction with golf courses with standard length fairways and country clubs pursuant to the provisions of Section 9.240.490.
- M. The following uses are permitted, provided a site development permit has been approved pursuant to the provisions of Section 9.240.330(3):
- (1) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two (2) years in any event.
 - (2) Child day care center.
- N. Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.
- NO. The following uses are permitted, provided a public use permit has been granted pursuant to the provisions of Section 9.240.310E.: Churches, temples and other places of religious worship.
- OP. Any use that is not specifically listed in subsections F, G and H may be considered a permitted or conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.”

Section 17. Subsection A(12) of Section 9.110.020 (Uses permitted) of Chapter 9.110 (R-6 Zone (Residential Incentive)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code, is hereby amended to read as follows (with additions shown in underlined text and deletions shown in strikethrough text), with all other provisions of Section 9.110.020 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 18. Subsection A(13) of Section 9.175.020 (Uses permitted) of Chapter 9.175 (A-1 Zone (Light Agriculture)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.175.020 remaining unchanged:

“(13) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 19. Section 9.180.020 (Uses permitted) of Chapter 9.180 (A-P Zone (Light Agriculture with Poultry)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection A(12) to read as follows, with all other provisions of Section 9.180.020 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 20. Subsection A(13) of Section 9.185.020 (Uses Permitted) of Chapter 9.185 (A-2 Zone (Heavy Agriculture)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.185.020 remaining unchanged:

“(13) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 21. Section 9.190.020 (Uses permitted) of Chapter 9.190 (A-D Zone (Agriculture - Dairy)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection A(13) to read as follows, with all other provisions of Section 9.190.020 remaining unchanged:

“(13) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 22. Subsection A(5) of Section 9.205.020 (Uses Permitted) of Chapter 9.205 (W-2 Zone (Controlled Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.205.020 remaining unchanged:

“(5) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 23. Subsection B(12) of Section 9.205.020 (Uses Permitted) of Chapter 9.205 (W-2 Zone (Controlled Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.205.020 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 24. Subsection A(5) of Section 9.210.020 (Uses Permitted) of Chapter 9.210 (R-D Zone (Regulated Development Areas)) of Title 9 (Planning and Zoning) of the Jurupa Valley

Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.210.020 remaining unchanged:

“(5) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 25. Section 9.215.020 (Uses Permitted) of Chapter 9.215 (N-A Zone (Natural Assets)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection A(7) to read as follows, with all other provisions of Section 9.215.020 remaining unchanged:

“(7) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 26. Section 9.235.030 (Uses Permitted) of Chapter 9.235 (SP Zone (Specific Plan)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to add a new Subsection (A)(12) to read as follows, with all other provisions of Section 9.235.030 remaining unchanged:

“(12) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570.”

Section 27. Subsection 7 of Section 9.238.050 (Uses Permitted) of Chapter 9.238 (Planned Unit Development Zone (PUD)) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows (with additions shown in underlined text), with all other provisions of Section 9.238.050 remaining unchanged:

“(7) Home occupations are permitted provided they are approved pursuant to the provisions of Section 9.240.570;”

Section 28. Section 9.240.340 (Findings and procedure for revocation of variances and permits) of Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows, with additions shown in underlined text and deletions shown in strikethrough text, with all other provisions of Chapter 9.240 remaining unchanged:

“A. Any conditional use permit, public use permit, variance, commercial WECS permit, accessory WECS permit, site development permit~~for a temporary event~~, revised permit, substantial conformance, public convenience or necessity or home occupation permit, may be revoked by the Community Development Director ~~of the Building and Safety Division~~ upon finding that one (1) or more of the following conditions for revocation exist:

(1) That the use is detrimental to the public health, safety or general welfare, or is a public nuisance.

(2) That the permit was obtained by fraud or perjured testimony.

(3) That the use is being conducted in violation of the terms and conditions of the permit.

(4) That the use for which the permit was granted has ceased or has been suspended for one (1) year or more unless the permit includes a different time period for use.

B. Upon a determination by the Community Development Director ~~of the Building and Safety Division~~ that grounds for revocation exist, the following procedure shall take effect:

(1) Notice of revocation. Notice of revocation and a copy of the findings of the Community Development Director ~~of the Building and Safety Division~~ shall be mailed by the Director by certified mail to the owner of the property to which the permit or variance applies, as shown by the Assessor of Riverside County. The decision of the Community Development Director ~~of the Building and Safety Division~~ shall be final unless a notice of appeal is timely filed.

(2) Notice of appeal. Within ten (10) days following the mailing of the notice of revocation, the owner of the property to which the permit or variance applies may file with the City Clerk a notice of appeal from the decision of the Community Development Director ~~of the Building and Safety Division~~. A notice of appeal shall be accompanied by the filing fee set forth in ~~County Ordinance No. 671~~ the fee resolution of the City Council. A notice of appeal not accompanied by such fee shall be deemed null and void and shall not be processed.

(3) Setting hearing; costs. Appeals, including appeals concerning commercial WECS permits, shall be heard by the Planning Commission, or if the Commission so elects, shall be heard by a Hearing Officer in accordance with Section 1.20.080(D). Notice of the time, date and place of the hearing shall be given as provided in Section 9.240.250(3). In the event that an appeal is heard by a Hearing Officer and the owner of the property to which the permit or variance applies does not prevail in the appeal, the owner shall not be obligated to pay any hearing costs. In the event that an appeal is heard by a Hearing Officer and the owner of the property to which the permit or variance applies prevails in the appeal, the owner shall not be obligated to pay all hearing costs.

(4) Testimony under oath. All testimony at the hearing shall be taken under oath.

(5) Notice of decision. Notice of the Planning Commission decision and a report of the proceedings shall be filed with the City Clerk not later than fifteen (15) days following the date the decision is adopted. A copy of the notice and the report shall be mailed to the applicant and proof of such mailing shall be indicated on the original notice filed with the City Clerk. If the Planning Commission does not reach a decision due to a tie vote, such fact shall be reported to the City Council in the same manner and within the same time for reporting decisions and such a failure to reach a decision shall constitute affirmation of the ~~Building~~ Community Development Director's revocation of the permit or variance.

(6) Appeal. An appeal of the decision of the Planning Commission shall be filed and processed pursuant to the requirements of Section 9.50.100 and subject to the provisions of Section 9.05.110.

(7) Action by the City Council. The decision of the City Council on revocation of a permit or variance is final.”

Section 29. Severability. If any sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this ordinance. The city council hereby declares that it would have passed this ordinance and each sentence, clause, or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 30. **Effect of Ordinance.** This Ordinance is intended to supersede any ordinance or resolution of the county of riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this ordinance.

Section 31. **Certification.** The city clerk of the City of Jurupa Valley shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted in the manner required by law.

Section 32. **Effective Date.** This ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this ___ day of _____, 2026.

Brian Berkson
Mayor

ATTEST:

Maria Morris
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2026-__ was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the _____ day of _____, 2026, and thereafter at a regular meeting held on the _____ day of _____, 2026, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this ____ day of _____, 2026.

Maria Morris
City of Jurupa Valley

DRAFT