

# Planning Commission Minutes

Wednesday, December 10, 2025

**CALL TO ORDER** Chair Pruitt called the Regular Planning Commission meeting to order at 7:00 P.M.

**ROLL CALL** Members Present:

- Arleen Pruitt, Chair
- Laura Shultz, Chair Pro Tem
- Penny Newman, Commissioner
- Christobal Rosales, Commissioner

Members Absent:

- Uriel De La Torre, Commissioner

**PLEDGE OF ALLEGIANCE** Commissioner Rosales led the Pledge of Allegiance.

**PUBLIC COMMENTS** No Comments Received.

## CONSENT CALENDAR

**ITEM NO. 1** Approval of Meeting Agenda.

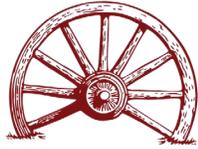
**ITEM NO. 2** Approval of November 25, 2025 Minutes.

**ITEM NO. 3** Consideration of any items removed from the consent calendar.

**MOTION:** Moved by Commissioner Newman, seconded by Chair Pro Tem Shultz, to approve Agenda Items 1, 2 and 3.

Motion carried 4-1 (De La Torre absent).





**PUBLIC HEARING**

- ITEM NO. 4** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 AND SITE DEVELOPMENT PERMIT (SDP) NO. 25147 FOR A RESTAURANT WITH ANCILLARY BAR; LOCATION: NORTHWEST CORNER OF MISSION BLVD AND PIONEER DR (APN: 179-112-026).  
APPLICANT: NOHEMI PENICHE

Joe Perez, Assistant City Manager/ Director of Community Development requested Item No. 4 be continued to the next Planning Commission meeting to allow for adequate time for public notice.

**PUBLIC HEARING OPENED**

No comments received.

**PUBLIC HEARING CLOSED**

**PLANNING DISCUSSION**

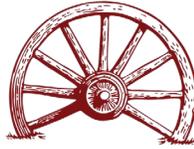
**MOTION:** Moved by Commissioner Newman, seconded by Chair Pro Tem Shultz, to continue Item No. 4 to January 14, 2026.

Motion carried 4-1 (De La Torre absent).

- ITEM NO. 5** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY APPROVING MASTER APPLICATION NO. 25103 (MA25103) CONSISTING OF TENTATIVE PARCEL MAP NO. 38210 (TPM38210) TO ALLOW THE CREATION OF 3 LOTS AT THE MISSION VILLAGE SHOPPING CENTER LOCATED AT 6340 MISSION BLVD (ASSESSOR'S PARCEL NUMBER 182-480-003) AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15315 (CLASS 15 – MINOR LAND DIVISIONS).

Staff report presented by Rob Gonzalez, Principal Planner, recommending Planning Commission adopt Resolution No. PC-2025-34 approving a commercial tentative parcel map that creates three parcels at the Mission Village Shopping Center located at 6340 Mission Boulevard (APN: 182-480-003).





**PUBLIC HEARING OPENED**

No comments received.

**PUBLIC HEARING CLOSED**

**PLANNING DISCUSSION**

**MOTION:** Moved by Chair Pro Tem Newman, seconded by Commissioner Shultz to adopt Resolution No. PC-2025-34.

Motion carried 4-1 (De La Torre absent).

**ITEM NO. 6**

**PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 24326: CONDITIONAL USE PERMIT (CUP) NO. 24011 TO ESTABLISH A WAREHOUSE AND DISTRIBUTION CENTER AT 11295 INLAND AVE.; APN: 156-310-072 APPLICANT: NICK OSTLAND**

Staff report presented by Oscar Estrada, Associate Planner, recommending the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-2025-35 approving Conditional Use Permit No. 24011 to establish the use of a warehouse and distribution center; and finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

**PUBLIC HEARING OPENED**

The Applicant, Ace Hardware, expressed their excitement about opening a facility in Jurupa Valley.

**PUBLIC HEARING CLOSED**

**MOTION:** Moved by Commissioner Newman, seconded by Chair Pro Tem Shultz to adopt Resolution No. PC-2025-35.

Motion carried 4-1 (De La Torre absent).

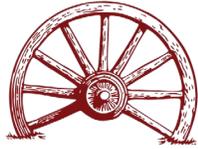
**COMMISSION BUSINESS**

Planning Commission reorganization continued to January 14<sup>th</sup>

**PUBLIC COMMENTS**

No comments received.





**PLANNING  
COMMISSIONERS'  
REPORTS**

Chair Shultz introduced Commissioner Reports, during which the following was announced:

- The Commissioners expressed their gratitude to staff, and the community, for a great year and wished them a happy holiday.
- Chair Shultz encouraged residents to visit Enrique's Mexican Restaurant.

**COMMUNITY  
DEVELOPMENT  
REPORT**

Assistant City Manager/Director of Community Development Joe Perez provided updates to the Commission on the following matters:

- Introduction of new Community Development Executive Assistant, Caitlyn Cortez.
- Provided updates from the last City Council meeting.

**ADJOURNMENT**

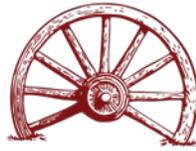
There being no further business before the Planning Commission, Chair Pruitt adjourned the meeting at 7:39 P.M. to January 14, 2026.

Respectfully submitted,

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Joe Perez  
Director of Community Development  
Secretary of the Planning Commission





# Planning Commission Minutes

Wednesday, January 14, 2026

**CALL TO ORDER** Chair Pruitt called the Regular Planning Commission meeting to order at 7:00 P.M.

**ROLL CALL** Members Present:

- Arleen Pruitt, Chair
- Laura Shultz, Chair Pro Tem
- Penny Newman, Commissioner
- Christobal Rosales, Commissioner
- Uriel De La Torre, Commissioner

**PLEDGE OF ALLEGIANCE** Commissioner Rosales led the Pledge of Allegiance.

**PUBLIC COMMENTS** Received one comment by email for a non-agendized item.

## CONSENT CALENDAR

**ITEM NO. 1** Approval of Meeting Agenda.

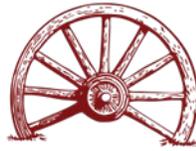
**ITEM NO. 2** Approval of December 10, 2025 Minutes.

**ITEM NO. 3** Consideration of any items removed from the consent calendar.

**MOTION:** Moved by Chair Pruitt, seconded by Chair Pro Tem Shultz, to approve Agenda Items 1 and 3, and to continue Item 2 to the next Planning Commission meeting.

Motion carried 5-0.





**PUBLIC HEARING**

**ITEM NO. 4** ANNUAL REORGANIZATION OF THE PLANNING BUSINESS COMMISSION SELECTION OF CHAIR FOR 2026. SELECTION OF CHAIR PRO TEM FOR 2026

Assistant City Manager/Community Development Director, Joe Perez opened the nominations for the 2026 Chair.

**Selection of the Chair for 2026**

Chair Pruitt nominated Chair Pro Tem Shultz for the 2026 Chair.

Roll Call Vote:

Ayes: Newman, Pruitt, Shultz, De La Torre, and Rosales

Noes: None

Abstained: None

Absent: None

The motion was approved 5-0.

Chair Shultz opened the nominations for the 2026 Chair Pro Tem.

**Selection of the Chair Pro Tem for 2026**

Chair Shultz nominated Commissioner De La Torre for Chair Pro Tem.

Roll Call Vote:

Ayes: Newman, Pruitt, Shultz, De La Torre, and Rosales

Noes: None

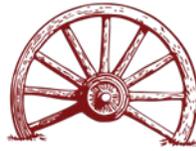
Abstained: None

Absent: None

The motion was approved 5-0.

**ITEM NO. 5** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED





SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026);  
APPLICANT: NOHEMI PENICHE

Staff report presented by Rene Aguilar, Senior Planner, recommending the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001:

1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and
2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use. Village Shopping Center located at 6340 Mission Boulevard (APN: 182-480-003).

#### **PUBLIC HEARING OPENED**

Richard Ortiz, the applicant, spoke on the proposed project.  
George Ruiz, resident, spoke in opposition of the project.  
Richard Ortiz, the applicant, responded to Commissioner questions.

#### **PUBLIC HEARING CLOSED**

#### **PLANNING COMMISSION DISCUSSION**

#### **PUBLIC HEARING OPENED**

Richard Ortiz, the applicant, responded to Commissioner questions.

#### **PUBLIC HEARING CLOSED**

#### **PLANNING COMMISSION DISCUSSION**

#### **PUBLIC HEARING OPENED**

Richard Ortiz, the applicant, responded to Commissioner questions.

#### **PUBLIC HEARING CLOSED**

#### **PLANNING COMMISSION DISCUSSION**





**MOTION:** Moved by Commissioner Newman, seconded by Commissioner Pruitt, to continue Resolution No. PC-0001 to the next Planning Commission meeting on February 11, 2026.

Motion carried 5-0

**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)

Commissioner Rosales recused himself from this item due to a conflict of interest and left the dais.

Staff report presented by Thomas Gorham, Principal Planner, recommending the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0002 recommending that the City Council:

1. 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 multifamily dwellings; and 4) makes a finding of exemption pursuant to the California Environmental Quality Act Section 15061(b)(3).

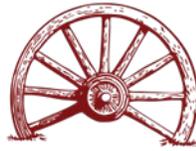
**PUBLIC HEARING OPENED**

No comments received.

**PUBLIC HEARING CLOSED**

**PLANNING COMMISSION DISCUSSION**





**MOTION:** Moved by Commissioner Pruitt, seconded by Chair Pro Tem De La Torre to adopt Resolution No. PC-0002.  
Motion carried 4 -1 (Rosales recused).

**ITEM NO. 7**

A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39119 FOR A RESIDENTIAL SUBDIVISION MAP CONSISTING OF 42-SINGLE SINGLE-FAMILY DETACHED LOTS AND FIVE LETTER LOTS, CONCEPTUAL GRADING WITHIN PLANNING AREA 10 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Staff report presented by Rob Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0003:

1. Approving Tentative Tract Map (TTM) No. 39119 for a 42-lot single-family detached subdivision with 5 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 10 (PA-10), and
2. Adopt Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

**PUBLIC HEARING OPENED**

A representative from Lennar Homes, the applicant, spoke on the proposed project.

**PUBLIC HEARING CLOSED**

**PLANNING COMMISSION DISCUSSION**

**MOTION:** Moved by Commissioner Pruitt, seconded by Chair Pro Tem De La Torre to adopt Resolution No. PC-0003.

Motion carried 5-0.

**ITEM NO. 8**

A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39120 FOR A 55-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 6 LETTERED LOTS, AT PLANNING AREA 11 OF THE VERNOLA RANCH SPECIFIC PLAN AT ASSESSOR'S PARCEL NUMBER 160-050-





087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162  
Staff report presented by Rob Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0004:

1. Approving Tentative Tract Map (TTM) No. 39120 for a 55-lot single-family detached subdivision with 6 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 11 (PA-11), at a portion of Assessor's Parcel Number 160-050-087, and
2. Adopt a Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

**PUBLIC HEARING OPENED**

A representative from Lennar Homes, the applicant, spoke on the proposed project.

**PUBLIC HEARING CLOSED**

**PLANNING COMMISSION DISCUSSION**

**MOTION:** Moved by Chair Pro Tem De La Torre, seconded by Commissioner Pruitt to adopt Resolution No. PC-0004.

Motion carried 5-0.

**ITEM NO. 9**

A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39122 FOR A 90-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 7 LETTER LOTS, AT PLANNING AREA 14 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087 AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162.

Staff report presented by Rob Gonzalez, Principal Planner, recommending that the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0005:

1. Approving Tentative Tract Map (TTM) No. 39122 for a 90-lot single-family detached residential subdivision, including 7 lettered lots and





conceptual grading within the Vernola Ranch Specific Plan, Planning Area 14 (PA-14), a portion of assessor’s parcel number 160-050-087, and

2. Adopting a Previous Environmental Determination (PED) for the project, making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162, as the project is consistent with the certified Vernola Ranch Specific Plan Environmental Impact Report.

**PUBLIC HEARING OPENED**

A representative from Lennar Homes, the applicant, spoke on the proposed project.

**PUBLIC HEARING CLOSED**

**PLANNING COMMISSION DISCUSSION**

**MOTION:** Moved by Chair Pro Tem De La Torre, seconded by Commissioner Pruitt to adopt Resolution No. PC-0005.

Motion carried 5-0.

**COMMISSION  
BUSINESS**

No business.

**PUBLIC  
COMMENTS**

No comments received.

**PLANNING  
COMMISSIONERS’  
REPORTS**

Chair Shultz introduced Commissioner Reports, during which the following was announced:

- Commissioner Newman resigned from the Planning Commission.
- Staff and Commissioners expressed their gratitude for Commissioner Newman’s years of service.





**COMMUNITY  
DEVELOPMENT  
REPORT**

Assistant City Manager/Director of Community Development Joe Perez provided updates to the Commission on the following matters:

- Thanked Commissioner Pruitt for serving as the Planning Commission Chair in 2025.
- Announced upcoming community meetings and events.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 9:41 P.M. to February 11, 2026.

Respectfully submitted,

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Joe Perez  
Director of Community Development  
Secretary of the Planning Commission

