

# City of Jurupa Valley

**PLANNING COMMISSION  
MINUTES  
MARCH 23, 2022**

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

**ROLL CALL**

**Members Present:**

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

**Members Absent:**

- Penny Newman, Commission Member

**PLEDGE OF ALLEGIANCE**

Commissioner Shultz led the Pledge of Allegiance.

**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**CONSENT CALENDAR**

Agenda Items 1, 2, 3, 4, and 5 were unanimously approved by motion of Commissioner Shultz and seconded by Chair Pro Tem Carmona. The motion carried (4-0-1), with Commissioner Newman absent.

Ayes: Jackson, Carmona, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Newman

**ITEM NO. 6**

**STUDY SESSION TO CONSIDER PROPOSED DEVELOPMENT STANDARDS AND PROCESSING REQUIREMENTS FOR GASOLINE SERVICE STATIONS**

Joe Perez, Community Development Director, provided background information on this item. On July 1, 2021, City Council discussed concerns with the over-saturation of gasoline station uses in the

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City. On August 5, 2021, City Council initiated a zoning code amendment to establish appropriate development standards and processing requirements for gasoline service stations and adopted Urgency Ordinance No. 2021-18, imposing a moratorium on approval of building permits or other entitlement for gasoline stations for a period of 45 days. On September 2, 2021, the City Council extended the moratorium to August 3, 2022. Mr. Perez introduced Principal Planner Thomas Gorham.

Thomas Gorham, Principal Planner, presented the staff report and provided an overview of the proposed development standards and processing requirements for gasoline service stations.

## **COMMISSIONER DISCUSSION:**

- The Commission inquired about the process for non-conforming gasoline stations. They asked about the outreach efforts staff will take to notify potential businesses affected by the proposed development standards how such businesses will be brought into compliance.
- The Commission inquired about the required site remediation if a gasoline station is abandoned.
- The Commission requested clarity and consistency related to gasoline services stations definition.
- The Commission inquired about the environmental requirements for gas stations.
- The Commission requested that any future gasoline service stations be prohibited near sensitive uses (i.e. residential, schools, day cares, parks, etc.).
- The Commission discussed the overconcentration of gasoline service stations within the City. They requested a study be conducted to indicate how many gasoline service stations are in the City per square mile or per capita.

Dianne Guevara, Deputy Director of Community Development, informed the Commission of the City's outreach efforts and new compliance notification to all non-conforming businesses affected in the recently approved Alcohol Beverage Sales Regulations

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Ordinance. Miss Guevara informed the Commission that the City would ensure similar outreach efforts for the proposed development standards and processing requirements for gasoline service stations.

## **PUBLIC COMMENTS OPENED:**

Moti Balyan, property owner, 9253 Mission Blvd, Jurupa Valley, CA, addressed concerns that the proposed development standards and processing requirements will not allow future gasoline stations. Mr. Balyan stated that all new gasoline stations are environmentally safe and subject to State regulations.

Tom Elder, resident, 4307 Shetland Lane, Jurupa Valley, CA, spoke in favor of the proposed development standards and processing requirements for gasoline services stations. Mr. Elder suggested that the City require larger underground fuel tanks to reduce truck re-fueling trips.

## **COMMISSION BUSINESS**

None.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

## **PLANNING COMMISSIONERS'/ REPORTS/COMMENTS**

None.

## **COMMUNITY DEVELOPMENT**

Community Development Director Joe Perez summarized the actions taken at the March 17, 2022 City Council meeting.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:50 P.M.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission