

# City of Jurupa Valley

**PLANNING COMMISSION  
MINUTES  
APRIL 13, 2022**

**CALL TO ORDER**

Hakan Jackson, Chair called the Study Session of the Jurupa Valley Planning Commission meeting to order at 6:00 P.M.

**ROLL CALL**

**Members Present:**

- Hakan Jackson, Chair
- Armando Carmona, Chair Pro Tem
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member

**Members Absent:**

- Laura Shultz, Commission Member

**PUBLIC COMMENTS/  
APPEARANCE**

No comments received.

**ITEM NO. 1**

**STUDY SESSION: MASTER APPLICATION (MA) NO. 22045 (PAR22010) PROJECT: 263 UNIT RESIDENTIAL DEVELOPMENT CONSISTING OF 62 SINGLE-FAMILY LOTS, 119 TOWNHOMES, AND 82 SINGLE FAMILY CLUSTERED UNITS. A COMMERCIAL COMPONENT WILL CONSIST OF 4 ACRES LOCATED ON LIMONITE AVENUE BOUNDED BY WINEVILLE AVENUE TO THE WEST, 63<sup>RD</sup> STREET TO THE SOUTH, AND DOLLAR SELFT STORAGE TO THE EAST**

Community Development Director Joe Perez informed the Commission that this item is to introduce the project to the Commission and receive feedback. The Commission will not take action on this item. Staff will receive feedback and questions from each Commissioner and members of the audience. The project will be brought back to the Planning Commission for a future public hearing.

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Mr. Reynaldo Aquino, Senior Planner presented the staff report and provided an overview of the proposed project.

John Russo, property owner, thanked the Commission for their consideration and comments.

Nolen Leggio, applicant, provided a PowerPoint presentation and a summary of the proposed project.

## **COMMISSIONER DISCUSSION**

- The Commission addressed concerns regarding the drive-thru call box placement. They requested the call box placement be further in the drive-thru line to avoid traffic impacts.
- Chair Pro Tem Carmona and Commissioner Pruitt addressed concerns regarding the high density in the residential area. He stated that he would like to preserve the culture of the single-family community.
- Chair Pro Tem Carmona stated that high density does not ensure that the homes will sell for an affordable price. Chair Pro Tem Carmona also would like to preserve small businesses in the proposed Commercial area.
- Chair Jackson and Commissioner Newman stated that the proposed density seemed appropriate given that the proposed project location is in close proximity to the freeway, which would allow the traffic to stay on the outskirts of the City. In addition, the diversity of the styles of homes in the community will allow for various market-rate homes.

## **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
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member

### **Members Absent:**

- Laura Shultz, Commission Member

# City of Jurupa Valley

**PLEDGE OF ALLEGIANCE**

Commissioner Newman led the Pledge of Allegiance.

**PUBLIC COMMENTS/ APPEARANCE**

No comments received.

**CONTINUED ITEM NO. 1**

**STUDY SESSION: MASTER APPLICATION (MA) NO. 22045 (PAR22010) PROJECT: 263 UNIT RESIDENTIAL DEVELOPMENT CONSISTING OF 62 SINGLE-FAMILY LOTS, 119 TOWNHOMES, AND 82 SINGLE FAMILY CLUSTERED UNITS. A COMMERCIAL COMPONENT WILL CONSIST OF 4 ACRES LOCATED ON LIMONITE AVENUE BOUNDED BY WINEVILLE AVENUE TO THE WEST, 63<sup>RD</sup> STREET TO THE SOUTH, AND DOLLAR SELFT STORAGE TO THE EAST**

**COMMISSION DISCUSSION CONTINUED**

- The Commission requested that the traffic signal lights have dedicated turning lanes.
- The Commission requested more information on the traffic impacts of the project.
- The Commission requested that the name of the project be changed from Wineville Marketplace to another name such as Mira Loma Marketplace.
- The Commission requested staff to engage with the Developer to negotiate an agreement to ensure that Affordable units are included in project.

**PUBLIC COMMENTS OPENED**

Ms. Bobbie, resident, spoke in opposition to the project. Ms. Bobbie addressed concerns regarding the traffic impacts the project would have in the surrounding neighborhood. In addition, she spoke about preserving the farmland culture of the community.

**ITEM NO. 2**

Commissioner Pruitt moved and Commissioner Newman seconded a motion to approve the April 13, 2022 agenda. The motion was approved (4-0-1), with Commissioner Laura Shultz absent.

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Ayes: Jackson, Carmona Newman, and Pruitt

Noes: None

Abstained: None

Absent: Shultz

**CONSENT CALENDAR** Agenda Items, 3, 4, 5 and 6 were unanimously approved by motion of Commissioner Pruitt and seconded by Commissioner Newman. The motion carried (4-0-1), with Commissioner Laura Shultz absent.

Ayes: Jackson, Carmona, Pruitt, and Newman

Noes: None

Abstained: None

Absent: Shultz

**COMMISSION  
BUSINESS  
ITEM NO. 7**

**PRESENTATION – DEVELOPMENT UPDATE**

Joe Perez, Community Development Director, provided a PowerPoint presentation with updates on development activity in the City. Mr. Perez also provided an update on the approved projects currently under construction.

Dianne Guevara, Deputy Community Development Director, provided a PowerPoint presentation on the City Council Policy Initiatives that the Community Development Department is currently working on.

The Planning Commission thanked staff for all their hard work. They expressed their excitement with all the new development happening throughout the City.

**PUBLIC COMMENTS/  
APPEARANCE**

Tom Elder, resident, 4307 Shetland Lane, Jurupa Valley, CA, spoke regarding the time frames of gas delivery trucks. Mr. Elder encouraged the Commission to visit the gas station in Arlington and Adams. He also addressed concerns regarding truck parking on the City streets.

# City of Jurupa Valley

**PLANNING  
COMMISSIONERS'/  
REPORTS/COMMENTS**

None.

**COMMUNITY  
DEVELOPMENT**

Community Development Director Joe Perez summarized the actions taken at the April 7, 2022 City Council meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:38 P.M.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission