

City of Jurupa Valley

**PLANNING COMMISSION
MINUTES
May 11, 2022**

CALL TO ORDER Hakan Jackson, Chair called the Regular 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
- Laura Shultz, Commission Member

PLEDGE OF ALLEGIANCE

Chair Hakan Jackson led the Pledge of Allegiance.

**PUBLIC COMMENTS/
APPEARANCE**

No comments received.

CONSENT CALENDAR

Agenda Items, 1, 2, and 3 were unanimously approved by the motion of Chair Pro Tem Carmona and seconded by Commissioner Pruitt. The motion carried (5-0) with amending the minutes for Item No. 1 to reflect Chair Pro Tem Carmona and Commissioner Pruitt would like the project to remain low density.

Ayes: Jackson, Carmona, Pruitt, Newman, and Shultz

Noes: None

Abstained: None

Absent: None

ITEM NO. 5

**STUDY SESSION MASTER APPLICATION (MA) NO. 22035
PRE APPLICATION REVIEW (PAR) NO. 22005 PROJECT:
CONSTRUCT AN APPROXIMATE 95,000 SQUARE-FOOT**

City of Jurupa Valley

INDUSTRIAL SPECULATIVE BUILDING ON A 4.58 ACRES OF VACANT LAND LOCATED AT 5510 28TH STREET, JURUPA VALLEY (APN: 178-221-007)

Dianne Guevara, Deputy Community Development Director, 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.

Kumail Raza, Associate Planner presented the staff report and provided an overview of the proposed project.

Daniel Karcher, Applicant, provided a summary of the proposed project.

COMMISSIONER DISCUSSION

- The Commission inquired about the types of businesses that are allowed in the Light Industrial zone.
- The Commission raised concerns of future third party companies occupying the building facility as a warehouse.
- The Commission stated since the CalEnviroScreen recognizes the area as a disadvantaged community the City should be proactive and request Community Benefits for the area such as requiring future tenants to give priority to City residents in applying for jobs and providing funding sources to purchase air filters to the adjacent residential area.
- The Commission requested that the City expand its outreach efforts to inform the residents of the proposed project.
- The Commission requested that the applicant reduce the number of loading docks from the proposed site plan.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS'/ REPORTS/COMMENTS

None.

City of Jurupa Valley

**COMMUNITY
DEVELOPMENT
DEPARTMENT
REPORT**

Dianne Guevara, Deputy Community Development Director summarized the actions taken at the May 5, 2022 City Council meeting and provided development updates on current projects throughout the City.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Dianne Guevara, Deputy Community Development Director
Acting Secretary of the Planning Commission