

City of Jurupa Valley

STAFF REPORT

DATE: May 25, 2022

TO: CHAIR JACKSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

RECOMMENDATION

That the Planning Commission receive and file the development update.

CITY COUNCIL ACTIONS AT THE May 19, 2022, MEETING

- Study Session for Mixed-Use Development Project On the Corner of Van Buren Boulevard and Felspar Street– The City Council received an introduction of a proposed mixed-use development project consisting of 84 detached condominiums and a 5.91 acre commercial center. The proposed project location is in the corner of Van Buren Boulevard and Felspar Street bounded by 54th Street to the South and 51st Street to the North (APNs: 169-290-003 and 169-300-016). The applicant, OC Infra, LLC, submitted an application for the preliminary review of a new mixed-use project on a vacant 22.27-acre site generally bounded by Van Buren Boulevard, Felspar Street, and vacant land to the south. The mixed-use project consist of 84 detached condominiums on 15.54 acres and a 34,800 square-foot commercial center on 5.91 acre. The overall density is 5.4 dwelling units per acre. The study session allowed an opportunity for the City Council to hear about the project the project design and identify items of concerns or request for additional information that staff will need to address prior to future public hearing(s). Since this is a study session, no action will be taken. Below is a conceptual plan and an example of a proposed elevation.



Vicinity Map



Conceptual Site Plan



- Initiation of an Amendment to the General Plan Community Safety, Services, and Facilities Element to Meet State Law– The City Council received a presentation and provided direction to staff on the initiation of the General Plan Safety Element. Two recent State laws require that the General Plan Community Safety, Services, and Facilities Element to be updated “upon the next revision of the Housing Element” to address specific issue areas. Specifically, new State legislation requires that cities include additional goals, policies, objectives, and feasible implementation measures to address wildfires, flooding, and climate change. Thus, initiation of an amendment to the Jurupa Valley General Plan is required to enable the Community Development Department to evaluate the issues and bring forward a recommendation for consideration at future Planning Commission and City Council public hearings.

Prepared by:



Joe Perez
Community Development Director

Reviewed by:

//s// Maricela Marroquin

Maricela Marroquin
Deputy City Attorney