

City of Jurupa Valley

PLANNING COMMISSION MINUTES

JUNE 22, 2022

CALL TO ORDER

Armando Carmona, Chair Pro Tem called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

ROLL CALL Members Present:

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

Members Absent:

- Hakan Jackson, Chair
- Penny Newman, Commission Member

PLEDGE OF ALLEGIANCE

Commissioner Laura Shultz led the Pledge of Allegiance.

PUBLIC COMMENTS/ APPEARANCE

No comments were received.

CONSENT CALENDAR

Agenda Items 1, 2, and 3 were unanimously approved by the motion of Commissioner Shultz and seconded by Commissioner Pruitt, with correction on the Minutes of June 8, 2022 noting the adjournment was made by Chair Pro Tem Carmona. The motion carried (3-0-2) with Chair Jackson and Commissioner Newman absent.

Ayes: Carmona, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Jackson and Newman

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PUBLIC HEARING ITEM NO. 5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING THE INCLUSIONARY HOUSING AND IN-LIEU FEE STUDY, ADOPT AN ORDINANCE ESTABLISHING AN INCLUSIONARY HOUSING REQUIREMENT AND AFFORDABLE HOUSING IN-LIEU FEE AND MAKING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPT RESOLUTION ESTABLISHING THE INCLUSIONARY HOUSING IN LIEU FEE

Dianne Guevara, Deputy Community Development Director, provided a PowerPoint presentation on the proposed Inclusionary Housing Ordinance and Affordable Housing In-Lieu fee.

Chair Pro Tem Carmona asked how the trust fund for the Affordable Housing In-Lieu fee would be utilized.

Deputy Director Guevara informed the Commission that the funds would be used by the City as a tool to provide new and preserve existing affordable housing units.

Chair Pro Tem Carmona requested clarification on the construction cost used in the fee survey.

Mark Sawicki, RSG Consultant, provided clarification on how the construction cost derived.

Chair Pro Tem Carmona requested clarification on the exemption for Density Bonus.

Deputy Director Guevara informed the Commission that State Law requires a Density Bonus program if the development meets certain criteria. The City is currently working on implementing the State mandated Density Bonus program.

Commissioner Pruitt asked for clarification on the percentage of the 5% Inclusionary requirement, noting that the survey shows other Cities' requirements are higher.

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Community Development Director Perez informed the Commission that a significantly higher percentage might discourage future housing development.

Commissioner Shultz asked if the City could request a higher affordable housing percentage than the proposed 5% under a Community Benefits Agreement.

Community Development Director Perez informed the Commission that requesting a higher percentage would be an acceptable request under a Community Benefits Agreement.

Commissioner Shultz asked if there would be Board to manage the Affordable Housing In-Lieu Fee trust.

Community Development Director Perez clarified to the Commission that the “Trust” would be a fund managed solely by the City.

Commissioner Shultz inquired about who will be managing and monitoring the affordable housing units.

Deputy Director Guevara informed the Commission that the City Council approved FY 2022/23 budget includes a new Housing Manager Consultant to assist in managing the City’s housing initiatives.

PUBLIC HEARING OPENED

Maribel Nunez, Inland Equity Community Land Trust, submitted a letter to Commissioners in support of the Inclusionary Housing Ordinance and suggested increasing the Affordable Housing In-Lieu Fee to \$4.00 per sq.ft.

Jeff Green, Inland Equity Community Land Trust, spoke in support of the fee and suggested increasing the Affordable Housing In-Lieu Fee.

Rene Rock, resident, spoke in opposition to the Inclusionary Housing Ordinance and Affordable Housing In-Lieu Fee.

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Lorena Carransa, donated her time to Rene Rock to speak for an additional 3 minutes.

Masaki Mendoza spoke in support of the Inclusionary Housing Ordinance. Mr. Mendoza requested that the City allow higher/medium density residential developments to help address the housing crises in California.

Anabel Nevarez, President of the Inland Equity Community Land Trust, spoke in support of the fee and suggested increasing the Affordable Housing In-Lieu Fee.

Jose Martinez donated his time to Rene Rock to speak for an additional 3 minutes.

Rene Rock, resident informed the Commission that the City does not have the infrastructure to support high-density residential projects.

PUBLIC HEARING CLOSED

COMMISSIONER DISCUSSION

- Chair Pro Tem Carmona state his preference that waivers be subject to City Council review and approval.
- In response to Commissioner's inquiry regarding whether projects under review will be subject to the Inclusionary Housing Ordinance and Affordable Housing In-Lieu fee requirement; Community Development Director Perez said the Resolution could be modified to ensure projects not approved on or before the effective date of the Ordinance shall be subject to the new Inclusionary Housing requirement or in-lieu fees.
- Chair Pro Tem Carmona stated his preference that the Inclusionary Housing requirement be changed to 10% of units in all new residential development be affordable and increase the Affordable Housing In-Lieu fee to \$14.00 per sq. ft.
- Commissioner Pruitt stated her preference that the Inclusionary Housing requirement be changed to 10% of units in all new residential development be affordable and increase the Affordable Housing In-Lieu fee to \$5:00 sq. ft.
- Commissioner Shultz stated her preference that the Inclusionary Housing requirement be changed to 7% of units in all new

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residential development be affordable and increase the Affordable Housing In-Lieu fee to \$4.00 sq. ft.

Discussion occurred regarding the potential impact and appropriateness of increasing Inclusionary Housing percentages and the Affordable Housing In-Lieu fee.

Commissioner Shultz made a motion to approve staff recommendation and adopt Resolution No. 2022-06-22-01 recommending that the City Council 1) adopt a Resolution adopting the Inclusionary Housing and In-Lieu Fee Study, 2) adopt an ordinance establishing an Inclusionary Housing requirement of 5%, and 3) adopt a Resolution establishing the Inclusionary Housing In-Lieu Fee of \$2.00 sq. ft.

Commissioner Shultz included in her motion that Section 6 of the Planning Commission Resolution be amended to read as follows, “the fees specified in this resolution shall take effect on September 5, 2022. Any development project that has not been approved by City on or before September 5, 2022, shall be subject to the new fees set forth in this Resolution.”

The motion failed due to a lack of a second.

Director Perez said the Planning Commission could recommend that the City Council adopt the proposed Ordinance and Resolution without specifying a percentage for Inclusionary Housing or per square foot amount for the Affordable Housing In-Lieu fee.

Maricela Marroquin, City Attorney, recommended that the specific preferences stated by individual Commissioners regarding Inclusionary Housing percentages and Affordable Housing In-Lieu fee amount be included in the staff report for the City Council meeting.

Chair Pro Tem Carmona moved and Commissioner Pruitt made a second to 1) adopt a Resolution adopting the Inclusionary Housing and In-Lieu Fee Study; 2) adopt an Ordinance establishing an Inclusionary Housing requirement with the following modifications; the removal of the Inclusionary Housing Unit percentage and amendment to Section 9.267.110, Petition for Waiver or Reduction; to require that applications be subject to

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review and approval by the City Council; 3) adopt a Resolution establishing the Affordable Housing In-Lieu Fee with the following amendments; remove the Affordable Housing In-Lieu fee amount and amend Section 6 Effective Date as follows, “the fees specified in this resolution shall take effect on September 5, 2022. Any development project that has not been approved by City on or before September 5, 2022, shall be subject to the new fees set forth in this Resolution”. The motion included direction that the following Commission recommendations be included in the City Council Staff Report.

- Chair Pro Tem Carmona requested the Inclusionary Housing requirement be changed to 10% of units in all new residential development be affordable and to increase the Affordable Housing In-Lieu fee to \$14.00 per sq. ft.
- Commissioner Pruitt requested the Inclusionary Housing requirement be changed to 10% of units in all new residential development be affordable and to increase the Affordable Housing In-Lieu fee to \$5.00 per sq. ft.
- Commissioner Shultz requested the Inclusionary requirement be changed to 7% of units in all new residential development be affordable and to increase the Affordable Housing In-Lieu fee to \$4.00 per sq. ft.

The motion carried (3-0-2) with Chair Jackson and Commissioner Newman absent.

Ayes: Carmona, Pruitt, and Shultz

Noes: None

Abstained: None

Absent: Jackson and Newman

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

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**PLANNING
COMMISSIONERS'/
REPORTS/COMMENTS**

Commissioner Pruitt thanked the audience for their comments and involvement and thanked the Fire Department for their hard work in putting out recent wild fires.

Commissioner Shultz echoed Commissioner Pruitt's sentiments.

Chair Pro Tem Carmona also echoed Commissioner Pruitt's comments.

**COMMUNITY
DEVELOPMENT**

Community Development Director Perez invited announced that a Town Hall Meeting for District 5 will be held at Flabob Airport on Tuesday, June 28th at 6pm. Mr. Perez summarized the actions taken at the June 16, 2022 City Council meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Pro Tem Carmona adjourned the meeting at 10:34 P.M.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission