

City of Jurupa Valley

PLANNING COMMISSION MINUTES

JANUARY 11, 2023

CALL TO ORDER

Laura Shultz, Chair called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

Members Present:

- Laura Shultz, Chair
- Arleen Pruitt, Commission Member
- Hakan, Jackson, Commission Member

Members Absent:

- Penny Newman, Chair Pro Tem

PLEDGE OF ALLEGIANCE

Commissioner 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 Commissioner Jackson and seconded by Commissioner Pruitt.

The motion carried (3-0), with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, and Pruitt

Noes: None

Abstained: None

Absent: Newman

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PUBLIC HEARING ITEM NO. 4

MASTER APPLICATION NO. 22328: THE SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 37211 EXTENDING THE EXPIRATION DATE TO MARCH 21, 2024 AND DETERMINE THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Rob Gonzalez, Senior Planner, provided a PowerPoint presentation on the request for a second one (1) year Extension of Time (EOT) for Tentative Tract Map No. 37211, a subdivision of a 10.4-acre combined parcel into 48 single-family residential lots, two (2) water quality basin lots and three (3) street lots. The proposed EOT only proposes a one-year extension to the approved tentative map and no changes are proposed.

Commissioner Jackson inquired if bus stops would be located in the proposed development.

Senior Planner Rob Gonzalez informed the Commission that the Tentative Tract Map was routed to the transportation agency and they provided no comments.

Joe Perez, Community Development Director, informed the Commission that staff will contact the Riverside Transits Agency and request additional bus stops in the project area.

PUBLIC HEARING OPENED

Paul Onufer, applicant representative for Sequanata Partners, LP, thanked the Commission for their consideration and made himself available for questions.

Commissioner Jackson inquired if the increase in interest rates will affect the housing development.

Paul Onufer, applicant, informed the Commission that the new hike in interest rates could potentially negatively affect their project.

PUBLIC HEARING CLOSED

Commissioner Pruitt moved and Commissioner Jackson seconded to adopt Resolution No. PC-2023-01, approving a one (1) year

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Extension of Time for Tentative Tract Map No. 37211, subject to the previously adopted Conditions of Approval and determine that no further CEQA review is required pursuant CEQA Guidelines Section 15162.

The motion carried (3-0), with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, and Pruitt

Noes: None

Abstained: None

Absent: Newman

PUBLIC HEARING ITEM NO. 5

MASTER APPLICATION NO. 20117: MINOR CHANGE NO. 1 TO TENTATIVE TRACT MAP NO. 37211, A REQUEST TO MODIFY CONDITION NO. 1.12 REGARDING OFF-SITE LANDSCAPING CFD REQUIREMENTS, CONDITION NO. 2.15 REGARDING WATER QUALITY MANAGEMENT FEATURE CFD REQUIREMENT AND CONDITION NO. 3.15 REGARDING REQUIREMENTS FOR UNDERGROUNDING SERVICE LINE ALONG PACIFIC AVENUE AND DETERMINE THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162 AND

Rob Gonzalez, Senior Planner, provided a staff report and recommended that the Commission open the Public Hearing and continue the Public Hearing to the February 22, 2023 Planning Commission meeting.

PUBLIC HEARING OPENED

No comments received.

Commissioner Pruitt moved and Commissioner Jackson made a second to continue the Public Hearing to the February 22, 2023 Planning Commission meeting.

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The motion carried (3-0), with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, and Pruitt

Noes: None

Abstained: None

Absent: Newman

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS’/ REPORTS/COMMENTS

Commissioner Jackson wished everyone a happy New Year.

Chair Shultz also wished everyone a happy New Year. Chair Shultz encouraged residents to attend Planning Commission meetings.

COMMUNITY DEVELOPMENT

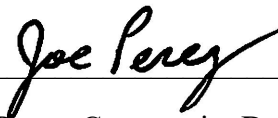
Community Development Director Perez wished the Commission a happy New Year.

Deputy Director Dianne Guevara summarized the actions taken at the December 15, 2022 City Council meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 7:28 P.M.

Respectfully submitted,



Joe Perez, Community Development Director
Secretary of the Planning Commission