

City of Jurupa Valley

PLANNING COMMISSION MINUTES

February 22, 2023

CALL TO ORDER

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

ROLL CALL

Members Present:

- Laura Shultz, Chair
- Arleen Pruitt, Commission Member
- Hakan Jackson, Commission Member
- Yessenia Villagomez, Commissioner Member

Members Absent

- Penny Newman, Chair Pro Tem

PUBLIC COMMENTS/ APPEARANCE

No Comments Received.

STUDY SESSION ITEM NO. 1

MASTER APPLICATION NO. 22318: PRE-APPLICATION REVIEW FOR A 43 SINGLE-FAMILY DETACHED HOMES ON 15.04 ACRES WITHIN THE RIO VISTA SPECIFIC PLAN

Kumail Raza, Senior Planner provided a PowerPoint presentation on a pre-application for a proposed residential community consisting of 43 single-family detached homes on a 15.04 acres of vacant land at northeast corner of Armstrong Road and Gail Drive (Planning Area 7) of the proposed Rio Vista Specific Plan. The proposed community would consist of 43-single family detached homes on minimum 7,200 sf lots. The community would include improvements and amenities including: new streets with street parking, landscaped parkways, sidewalks and curbs and gutters; front yard landscaping; walls and fencing for privacy and a drainage basin to manage excessive water runoff.

Under the existing Specific Plan No. 243, the project site is in Planning Area 1. The area is designated for an equestrian center for residents that would provide for boarding and training facilities. In conjunction with the equestrian center, Planning Area 1 would serve

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as a park and equestrian trailhead and would consist of pedestrian and equestrian trails, parking area, cool down area, and a horseshoe pit. Under the proposed Specific Plan, the project site is in Planning Area 7 and it is proposed for single-family residential.

The proposed residential project would require the following entitlement if the City adopted the proposed Rio Vista Specific Plan: Tentative Tract Map to subdivide existing 15.04-acre project site into new lots for 43 single-family detached homes, streets, and drainage basin.

If the proposed Rio Vista Specific Plan is not adopted, this project would require a General Plan Amendment, Specific Plan Amendment, and a Tentative Tract Map.

Commissioner Pruitt inquired on the PowerPoint presentation slide titled “Amenities” and asked what the green section would be used for.

Senior Planner Raza informed the Commission that the area in question would be used for a vegetated drainage basin.

Commissioner Villagomez asked staff to explain how a drainage basin works.

Senior Planner Raza informed the Commission that storm water basins will have fencing to prevent debris from entering and the capacity for the drainage basin would be determined by a Water Quality Report.

Commissioner Villagomez inquired what the surrounding residential properties are zoned.

Senior Planner Raza informed the Commission that the properties south of the proposed site are zoned A-1 and the properties adjacent to Armstrong Road are zoned R-A. The properties that sit on the City of Fontana are zoned Light Industrial.

Commissioner Villagomez asked what will be the affects and or risk of changing the zone for the proposed project to the surrounding residential properties.

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Senior Planner Raza informed the Commission that the surrounding residential community is an established single family community and it is unlikely to have the owners come to the City and request a change of zone.

Commissioner Jackson asked if the City is aware of any development being proposed on the City of Fontana vacant property zoned Light Industrial.

Senior Planner Raza informed the Commission that the City and property owners adjacent to the property would be notified of any proposed project and the City would be active in responding to the project.

Chair Shultz stated that the property is owned privately and that the current market has deterred the development of an equestrian center. Chair Shultz expressed the need for more housing and feels that it would be beneficial to allow more housing in the community.

Paul Onufer, JPMB applicant, thanked the Commission for their input on the proposed project. Mr. Onufer informed the Commission that the proposed project property owner is different from property owner who controls the remaining area within the Rio Vista Specific Plan.

Commissioner Pruitt asked the applicant if they will be developing 3-story units.

Paul Onufer, applicant informed the Commission that they will not be proposing 3-story units.

Commissioner Pruitt inquired if the applicant would consider an alternative circulation plan that would connect or loop streets and sidewalks.

Paul Onufer, applicant, informed the Commission that the grading separation would make the alternative circulation more difficult but would look into it further.

Commissioner Villagomez asked the applicant why not build an equestrian center.

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Paul Onufer, applicant, informed the Commission that there is not a market for privately owned equestrian centers.

Commissioner Villagomez expressed that an equestrian center would be an amazing facility for the community.

Chair Shultz asked staff for a status on the proposed Rio Vista Specific Plan.

Joe Perez, Community Development Director informed the Commission that staff is in the final phase of reviewing the draft Environmental Impact Report (EIR). Once the draft EIR is released for public review the next steps would be a public workshop, and public hearings for Planning Commission and the City Council.

PUBLIC COMMENTS OPENED

Pobedy Montes, resident, spoke against the proposed project and urged the Commission to keep the equestrian center and equestrian lifestyle.

Deana Conner, resident, spoke against the proposed project. Mrs. Conner would like to see more open space and equestrian facilities.

Gary Conner, resident, spoke against the proposed project, and asked the Commission to deny the project and keep the equestrian center.

Jessica Sweet, resident, expressed her appreciation for the equestrian lifestyle and spoke against the proposed project.

Robert Ramirez, resident, spoke against the project. Mr. Ramirez expressed that the project is not good for the community and suggested that new homes be built on ½ acre lots.

Jose Covarrubias, resident, spoke against the proposed project and asked the Commission to keep the equestrian center and rural community.

Rafael Cabrol, resident, spoke against the proposed project and expressed his appreciation of the equestrian and horse community.

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Erika Soriano, Administrative Services Coordinator read into the record the following emails:

Mason Stinson expressed his support for the project as it will bring much needed housing and road improvements to the community.

Maribel Lopez, resident, expressed her appreciation for the equestrian lifestyle and spoke against the project.

CALL TO ORDER

Chair Laura Shultz 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
- Yessenia Villagomez, Commissioner Member

Members Absent

- Penny Newman, Chair Pro Tem

PLEDGE OF ALLEGIANCE

Commissioner Jackson led the Pledge of Allegiance.

PUBLIC COMMENTS/APPEARANCE

No comments received.

STUDY SESSION CONTINUED ITEM NO. 1

MASTER APPLICATION NO. 22318: PRE-APPLICATION REVIEW FOR A 43 SINGLE-FAMILY DETACHED HOMES ON 15.04 ACRES WITHIN THE RIO VISTA SPECIFIC PLAN

PUBLIC COMMENTS CONTINUED

Erika Soriano, Administrative Services Coordinator read into the record the following email;

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Masaki Mendoza, resident, spoke in favor of the project and suggested a higher density zone for the proposed project.

COMMISSION DISCUSSION

Chair Shultz asked when the current Rio Vista Specific Plan was approved.

Senior Planner Raza informed the Commission that the current Rio Vista Specific Plan was approved by the Riverside County in 1982.

Commissioner Jackson asked the applicant if any of the proposed housing units will be affordable.

Paul Onufer, applicant, informed the Commission that the proposed development is planned for market rate housing and Affordable units in compliance with the City's Inclusionary Housing Ordinance.

Commissioner Villagomez expressed she would like to see more of the 1982 Rio Vista Specific Plan incorporated into the proposed project and would like to see more equestrian centers, trails and open space. Commissioner Villagomez also expressed that projects within the equestrian overlay should only propose projects that will be consisting with the equestrian lifestyle.

Commissioner Jackson expressed his concerns regarding the lack of housing stock within the City and California. Commissioner Jackson voiced his concern regarding the low income community that can no longer afford housing. Commissioner Jackson mentioned when he drives through the community he notices that single family homes are overcrowded because people have no other options for housing. Commissioner Jackson said he is aware that there are no easy solutions to the housing crises and we cannot fix the housing issues without housing.

Commissioner Pruitt thanked the members of the audience for their comments and informed them that the proposed project was brought before the Commission as a Study Session to hear from the community. Commissioner Pruitt informed the audience that no action will be taken on the proposed project at this meeting.

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Chair Shultz expressed she would like to see an equestrian center in the proposed project but with the growing community the City is in need of additional housing.

Joe Perez, Community Development Director clarified the meaning and relevance of the Equestrian Lifestyle Protection Overlay.

CONSENT CALENDAR Commissioner Pruitt removed item no. 3 from the consent calendar.

Agenda Items 2 and 4 were unanimously approved by the motion of Commissioner Jackson and seconded by Commissioner Pruitt. The motion carried (4-0), with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

Commissioner Pruitt requested that the minutes be amended under the Planning Commissioners Reports/Comments to state the following:

“Commissioner Pruitt, informed the Commission and the residents that the climate credit will be expedited to be received sooner than the usual time in April to help with utility bills. Furthermore, she added that the City of Jurupa Valley was listed 9th as one of the safest Cities in the Country by MoneyGeek.com.”

Commissioner Pruitt moved and Commissioner Jackson seconded to approve the minutes with the amendment. The motion carried (4-0) with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

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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 ELECTRICAL LINE UNDERGROUNDING ALONG PACIFIC AVENUE AND DETERMINE THAT NO FURTHER CEQA REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(4)

Rob Gonzalez, Senior Planner, provided a Power-Point Presentation on the proposed Minor Change No. 1 to Tentative Tract Map No. 37211. The applicant is requesting to modify the conditions regarding the maintenance of landscaping, water quality management facilities, and the undergrounding of electric lines. The proposed modifications to Conditions of Approval are as following;

No. 1.12 – Change maintenance responsibility of off-site landscaping from City to Homeowner Association (HOA)

No. 2.15 – Change operation and maintenance responsibilities for Water Quality Management Features from City to HOA

No. 3.15 Remove requirement for underground of electric lines along Pacific Ave. that traverse SR-60

Commissioner Pruitt asked about the benefits of an HOA vs. City maintenance.

Senior Planner Gonzalez informed the Commission that the HOA is privately funded and City maintenance would have a more stable source of funding as it would be funded by taxpayers. Also, the City would have direct control over the maintenance standards vs. HOA oversight.

PUBLIC HEARING OPENED

Paul Onufer, JPMB applicant, informed the Commission that he is in agreement with the staff recommendation. Mr. Onufer informed the Commission that the undergrounding of electrical lines on Pacific Avenue would increase the cost of the project and would delay the

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project since they would need to coordinate with Southern California Edison, Caltrans and the California Highway Patrol for the removal of the poles and for complete shutdown of SR-60.

Pobedy Montes, resident, spoke against the modifications to the project.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION

Commissioner Jackson said the high winds in the area and fire potential pose dangers and can cause damage. Therefore, the undergrounding of electric lines will be beneficial in the long run.

Commissioners Villagomez also expressed that the community would benefit from the undergrounding of electric lines.

Commissioner Pruitt also addressed concerns regarding the high winds and fire dangers and the undergrounding of the electric lines would be beneficial.

Chair Shultz asked the applicant to provide an estimated timeline to get an approval of the shutdown of SR-60.

Paul Onufer, applicant, informed the Commission that it would take roughly 1-2 years to coordinate with Southern California Edison, Caltrans and the California Highway Patrol for the removal of the poles and for complete shutdown of SR-60.

Chair Shultz asked staff how many extensions the applicant would be allowed.

Senior Planner Gonzalez informed the Commission that the applicant is allowed 6 one-year Extensions of Time for their approved project.

Commissioner Pruitt asked the applicant why condition 3.15 was not addressed when the project was originally approved.

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Paul Onufer, applicant, informed the Commission that they were not aware of the scope of the undergrounding at the time and did not realize that SR-60 would need to be shutdown.

Commissioner Jackson strongly encourages the undergrounding of electric lines.

Commissioner Pruitt moved and Commissioner Jackson seconded to deny Planning Commission Resolution No. 2023-03 and direct staff to bring back a Resolution denying Minor Change No. 1 to Tentative Tract Map No. 37211.

The motion was approved by (4-0) with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

PUBLIC HEARING ITEM NO. 6

PROPOSED AMENDMENTS TO IMPLEMENT THE 6th CYCLE HOUSING ELEMENT: 1) DEVELOPMENT CODE AMENDMENTS (ZCA22014); 2) GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT AMENDMENTS (GPA22009); 3) PROPOSED GENERAL PLAN LAND USE MAP AMENDMENTS (GPA22010, GPA22011, GPC22012, GPA22013, GPA22014, GPA22015, GPA22016, GPA22017, GPA22018, GPA22019, GPA22020, GPA22021, GPA22022, GPA22023, GPA22024, GPA22025, GPA22026, GPA22027, GPA22028); 4) I-15 CORRIDOR SPECIFIC PLAN LAND USE MAP AMENDMENT NO. 1 (SPA266); 5) ZONING MAP AMENDMENTS (CZ22010, CZ22011, CZ22012, CZ22013, CZ22014, CZ22015, CZ22016, CZ22017, CZ22018, CZ22019, CZ22020, CZ22021, CZ22022, CZ22023, CZ22024, CZ22025, CZ22026, CZ22027); AND APPROVING AN ADDENDUM TO A CERTIFIED PROGRAMMATIC FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING

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FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Joe Perez, Community Development Director, provided a staff report and recommended that the Commission open the Public Hearing and continue the Public Hearing to March 8, 2023, in order to allow for noticing of owners and neighbors of properties proposed for General Plan amendments, Specific Plan amendments, and/or zone changes.

PUBLIC HEARING OPENED

No comments received.

Commissioner Jackson moved and Commissioner Pruitt made a second to continue the Public Hearing to the March 8, 2023 Planning Commission meeting.

The motion was approved by (4-0) with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

PUBLIC HEARING ITEM NO. 7

CHANGE OF ZONE NO. 22004 AND GENERAL PLAN AMENDMENT NO. 22008 CONSISTING OF APPROXIMATELY 3.86 ACRES, CHANGING THE ZONING MAP FROM MANUFACTURING-SERVICE COMMERCIAL TO SCENIC HIGHWAY COMMERCIAL AND CHANGING THE GENERAL PLAN LAND USE MAP FROM BUSINESS PARK TO COMMERCIAL RETAIL, AND AN ADDENDUM TO THE CERTIFIED CITY OF JURUPA VALLEY GENERAL PLAN

Tamara Campbell, Principal Planner, provided a Power-Point Presentation on the proposed General Plan Amendment (GPA) and Change of Zone (CZ). The GPA and CZ are recommended for three parcels of approximately 3.86 acres located near the northeast corner

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of Van Buren Boulevard and Jurupa Road west of Felspar Street. The intent of the GPA and CZ is to permit commercial uses in the shopping center. With the existing land use designation and zoning, it would permit industrial uses with entitlements. Change of Zone No. 22004 would change the zoning map from Manufacturing Service-Commercial to Scenic Highway Commercial. General Plan Amendment No. 22008 would change the Land Use Map from Business Park to Commercial Retail.

Commissioner Villagomez inquired if the proposed change will affect the surrounding tenants.

Principal Planner Campbell informed the Commission that the change would not affect the surrounding tenants.

Commissioner Villagomez asked what type of establishments would be permitted in the proposed Change of Zone.

Principal Planner Campbell informed the Commission that the proposed zone would allow for several retail establishments.

Community Development Director Perez informed the Commission that the City inherited Riverside County General Plan, zoning code and regulations. Over the years, the City has discovered inconsistencies between these documents in comparison with actual development. The proposed GPA and CZ amendment will correct the inconsistency with the existing land uses of the shopping center.

PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

Commissioner Pruitt moved and Commissioner Jackson seconded to approve Planning Commission Resolution No. 2023-06 recommending that the City Council approve Change of Zone No. 22004 and General Plan Amendment No. 22008 consisting of approximately 3.86 acres located near the northeast corner of Van Buren Boulevard and Jurupa Road west of Felspar Street, changing the zoning map from Manufacturing-Service Commercial to Scenic Highway Commercial and changing the General Plan Land Use Map

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from Business Park to Commercial Retail, and an addendum to the certified City of Jurupa Valley General Plan.

The motion was approved by (4-0) with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

PUBLIC HEARING ITEM NO. 8

CHANGE OF ZONE NO. 22003 CONSISTING OF APPROXIMATELY 28 ACRES LOCATED AT 6464 33RD STREET EAST OF FLORIAN AVENUE, SOUTH OF 33RD STREET AND NORTH OF THE UPRR RAILROAD TRACKS FROM MANUFACTURING-SERVICE COMMERCIAL TO GENERAL RESIDENTIAL (LUA 15A)

CHANGE OF ZONE NO. 22005 CONSISTING OF APPROXIMATELY 3.6 ACRES LOCATED AT THE SOUTHEAST CORNER OF LA RUE STREET AND CANAL STREET FROM ONE FAMILY DWELLINGS TO GENERAL RESIDENTIAL

City Attorney Maricela Marroquin informed the Commission that Item No. 8 would be heard in two sections to allow Commissioner Villagomez an opportunity to give input for Change of Zone Nos. 22003 and 22005. Commissioner Villagomez would recuse herself from Change of Zone No. 23003 because of the close proximity of her residence to the project.

Tamara Campbell, Principal Planner, provided Power-Point Presentation on the proposed Change of Zone No. 22005.

Change of Zone No. 22005 consists of 1 parcel of approximately 3.6 acres in size and is located near the northwest intersection of La Rue Street and Canal Street, north of the Union Pacific Railroad tracks. The parcel is currently vacant. The proposed Change of Zone No.

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22005 would change the zone from One Family Dwellings (R-1) to General Residential (R-3).

Commissioner Pruitt inquired if the City has a deadline to process the Change of Zones.

Principal Planner Tamara informed the Commission that there is no established timeframe for the change of zone.

Commissioner Villagomez inquired if the Change of Zone could be designated to a higher density such as R-4.

Principal Planner Tamara informed the Commission that the R-4 zone doesn't allow for higher density but allows for Planned Unit Developments.

Chair Shultz inquired on the zoning of surrounding properties.

Principal Planner Tamara informed the Commission that the surrounding properties are residential.

PUBLIC HEARING OPENED

Howard An, property owner of 6464 33rd Street, came forward to speak against Change of Zone No. 22003. Mr. An informed the Commission that his business was able to secure a small business loan under the current zoning of Manufacturing-Service.

Paul Brown, General Manager for Rexco Steel, spoke against the proposed Change of Zone No. 22003. Mr. Brown informed the Commission that Rexco has a facility in the City of Ontario for 28 years and has an environment friendly facility. Rexco intends to operate at the proposed site.

Eddie Michino, NAJ Capitol, industrial broker for the property owner Howard An, requested that the Commission reconsider the Change of Zone.

Kevin Kohan, Elevated Entitlements, representing the owner, requested that the Commission continue the item to allow the owner to meet with staff on the proposed Change of Zone No. 22005.

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Erika Soriano, Administrative Services Coordinator read into the record a letter received from Kevin Kohan, Principal Planner representing the property owner of 6464 33rd Street, requesting a continuance for proposed Change of Zone No. 22005 to allow further discussion with staff.

PUBLIC HEARING CLOSED

Commissioner Pruitt requested clarification on the property owner's request.

Community Development Director Joe Perez informed the Commission that the owner is requesting a continuance to discuss the Change of Zone to either allowing the current zone Manufacturing-Service Commercial to remain in place or changing the zone to HDDR which would allow higher density housing.

Commissioner Villagomez agreed to move the item to a later date to allow for discussion between the property owner and staff.

Commissioner Jackson moved and Commissioner Pruitt seconded to continue Change of Zone No. 22005 to a future Planning Commission meeting to allow the property owner of 6464 33rd Street and staff to discuss the Change of Zone.

The motion was approved by (4-0) with Chair Pro Tem Newman absent.

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

Chair Shultz called a recess to allow Commissioner Villagomez to recuse herself from the discussion of Change of Zone No. 23003.

Chair Shultz reconvened the meeting.

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CHANGE OF ZONE NO. 23003 CONSISTING OF 3.86 ACRES LOCATED NEAR THE NORTHWEST INTERSECTION OF BELLEGRAVE AVENUE AND VAN BUREN BOULEVARD AND WEST OF THE BAIN FLOOD CONTROL CHANNEL FROM INDUSTRIAL PARK TO BUSINESS PARK

Commissioner Villagomez recused herself from Change of Zone No. 23003 because of the close proximity of her residence to the project and stepped out of the City Council Chambers.

Tamara Campbell, Principal Planner provided Power-Point Presentation on the proposed Change of Zone 23003. The proposed change of zone consist of 10 parcels on 3.86 acres located near the northwest intersection of Bellegrave Avenue and Van Buren Boulevard and west of the Bain Flood Control Channel. Surrounding land uses include vacant land to the north, auto storage to the west, scattered single-family homes to the south and light industrial uses and manufacturing-service commercial uses to the east. Changing the zone of these parcels from Industrial Park to Business Park is proposed to provide consistency between the General Plan Map and the City's Zoning Map.

PUBLIC HEARING OPENED

No comments received.

PUBLIC HEARING CLOSED

Commissioner Pruitt moved and Commissioner Jackson seconded to approve the revised Planning Commission Resolution No. 2023-06 recommending that the City Council approve Change of Zone No. 23003 consisting of 3.86 acres located near the northwest intersection of Bellegrave Avenue and Van Buren Boulevard and west of the Bain Flood Control Channel from Industrial Park to Business Park and determine that for the Change of Zone No. 23003 no further Environmental Review is required pursuant to CEQA Guidelines Section 15162.

The motion was approved by (3-0) with Chair Pro Tem Newman absent and Commissioner Villagomez recused herself from this item.

Ayes: Shultz, Jackson, and Pruitt

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Noes: None

Abstained: None

Absent: Newman

Commissioner Villagomez returned to City Council Chamber after recusing herself.

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS'/ REPORTS/COMMENTS

Commissioner Jackson wished everyone a happy Ash Wednesday.

Commissioner Villagomez thanked the residents for attending the meeting.

Chair Shultz also expressed her appreciation for the community and for the residents attending the Planning Commission Meeting.

Commissioner Pruitt provided an update on the Sizzler advertised on the billboard off of Van Buren Boulevard. The advertisement was for the newly remodeled Sizzler in the City of Corona. Commissioner Pruitt praised Cal Fire for their speedy work in putting out a fire in the Santa Ana River bottom. Commissioner Pruitt also suggested to the residents when providing comments to an issue they should also provide a suggested solution.

COMMUNITY DEVELOPMENT

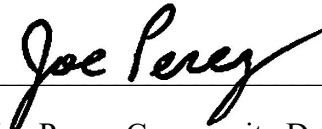
Community Development Director Perez summarized the actions taken at the February 16, 2023 City Council meeting. Mr. Perez provided an overview of the newly created Residential Development Committee.

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ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 9:50 P.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Joe Perez". The signature is written in a cursive style and is positioned above a horizontal line.

Joe Perez, Community Development Director
Secretary of the Planning Commission