

City of Jurupa Valley

PLANNING COMMISSION MINUTES

April 12, 2023

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
- Penny Newman, Chair Pro Tem
- Hakan Jackson, Commission Member
- Arleen Pruitt, Commission Member
- Yessenia Villagomez, Commission Member

PLEDGE OF ALLEGIANCE

Laura Shultz 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 Pruitt and seconded by Commissioner Jackson. The motion carried (5-0).

Ayes: Shultz, Newman, Pruitt, Jackson and Villagomez

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING
ITEM 4**

PROPOSED AMENDMENTS TO IMPLEMENT THE 6th CYCLE HOUSING ELEMENT: 1) ZONING CODE AMENDMENTS (ZCA22014); 2) GENERAL PLAN COMMUNITY SAFETY, SERVICES, AND FACILITIES ELEMENT AMENDMENTS (GPA22009) 3) AND APPROVING AN ADDENDUM TO A CERTIFIED PROGRAMATIC FINAL

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ENVIROMENTAL IMPACT REPORT AND ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIORMENTAL QUALITY ACT.

Jean Ward, Principal Planner, provided a Power-Point Presentation on the proposed amendments to implement the 6th Cycle Housing Element.

Principal Planner Ward, informed the Commission that the Housing Element was certified by the State on April 21, 2022. The Housing Element includes a number of follow-up implementation items that must be undertaken within specific timelines to ensure the City remains compliant with State housing law. This item will address three follow-up housing implementations 1) amendments of the Zoning Code 2) amendments to the General Plan Community Safety, Services and Facilities; and 3) amendments to the General Plan Land Use Map.

The following amendments to the Zoning Code are recommended to achieve consistency with the Housing Element and with State housing laws: Single-Room Occupancy Facilities; Employee Housing; Farmworker Housing and agricultural uses in Multi-Family Residential Zones; Emergency Shelters; Transitional and Supportive Housing; Low Barrier Navigation Centers; Residential Care Facilities and Group Homes; Reasonable Accommodations; Density Bonus Units; and Accessory Dwelling Units.

The Community Safety, Services and Facilities Element was updated to include a more comprehensive discussion of the local fire hazards and climate adaptation.

Commissioner Villagomez asked staff where Single-Room Occupancy Facilities (SROs) can be built.

Principal Planner Ward informed the Commission that SROs can be built within the designated zones.

Commissioner Villagomez inquired on the removal of agricultural uses within the multi-family zones.

Principal Planner Ward informed the Commission that “commercial” agricultural uses are proposed to be removed only from the multi-

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family zones since those zones are intended for apartment units or townhomes rather than farmworker housing.

Commissioner Villagomez asked how the Density Bonus provisions works.

Principal Planner Ward informed the Commission that if a an applicant/developer proposes a development with affordable housing units they can apply for incentives such as an increase in allowed dwelling units per acre; increase in height of development which generally means that more housing units can be built; waivers of development standards; or concessions. These incentives are all included in State Law. The City Ordinance refers to the provisions of State Law.

Commissioner Pruitt asked what a SRO unit is and what the difference is between a detached Accessory Dwelling Unit (ADU) and a Junior ADU.

Principal Planner Ward informed the Commission that the SRO's are considered single rooms that typically do not have a kitchen or cooking area. Mrs. Ward also informed the Commission that detached ADUs need to have their own cooking facility and have a separate entrance. The Junior ADUs can have a connecting door to the main residence and may or may not have a cooking facility.

Chair Pro Tem Newman expressed concerns about the Safety Services and Facilities Element. Chair Pro Tem Newman asked what the criteria is for Fire Danger Zones and Hazardous Areas.

Director Perez informed the Commission that Fire Danger Zones are areas prone to high winds, vacant land with dry vegetation, sloped properties with difficult access, areas with low water resources and history of fires.

Chair Pro Tem Newman requested that the City include monitoring under the Housing Element CSSF 1.44 Community Safety, Services, and Facilities of Stringfellow Remediation Site.

Chair Shultz asked for clarification regarding the Reasonable Accommodations.

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Principal Planner Ward informed the Commission that the Reasonable Accommodations section establishes a process for an applicant/property owner to request deviation from the City's Housing development standards.

PUBLIC HEARING OPENED

Omar Cobian, member and representative of South West Carpenters, spoke on the importance of hiring local contractors. Mr. Cobian informed the Commission about Career Connections which provides work for the youth and young adults.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

The Commission mentioned that this item will bring the City into compliance with State Law.

The Commission requested that the language "monitor" be included as part of the Housing Element Section CSSF 1.44 Community Safety, Services, and Facilities of Stringfellow Remediation Site.

The Commission requested that the definition for SRO clarify the size of the units.

Commissioner Villagomez discussed the possibility of a property owner within a townhome development designing their own landscaping.

Commissioner Pruitt moved and Commissioner Hakan seconded to adopt Resolution No. PC-2023-04, recommended that the City Council approve an addendum to a certified programmatic final Environmental Impact Report and adopting findings pursuant to the California Environmental Quality Act; adopt Zoning Code Amendment (ZCA 22014): Ordinance Amending Title 9 of Jurupa Valley Municipal Code to (1) amend or establish standards for accessory dwelling units, supportive housing, residential care facilities for seven or more, group homes, large, emergency shelters, density bonus, and reasonable accommodation. (2) Allow supportive housing, transitional housing, and employee housing and residential care facilities for six or fewer in the R-R, R-R-O, R-1, R1-A, R-A, R-2, R-2A, R-3, R-3A, R-4, and R-6 zones. (3) Allow farmworker

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housing in the R-R, R-R-O, R-1, R-1A, R-A, M-R, M-R-A, A-1, A-P, A-2, A-D, W-2, R-D, and N-A zones (4) allow residential care facilities seven or more group homes, large, in the R-2 zone with a conditional use permit, (5) allow emergency shelters in the R-2 zone with a conditional use permit; (6) allow group homes, large and residential care facilities for seven or more in the R-2, R-3A, R-4 AND R-6 zones; (7) allow single room occupancy in the C-1/C-P zone with a conditional use permit: (8) allow emergency shelters in the I-P zone: (9) remove agricultural uses as an allowable use in the R-2, R-3 and R-3A zones; and (10) make definitional changes and other conforming changes to the Zoning Code; Adopt General Plan Community Safety Services and Facilities Element Amendments to address local fire hazards, and address local fire hazards and development in Very High Fire Severity Areas, evacuations standards fuel modification standards, fuel modification, emergency service needs, and other topics (GPA22009). The motion included the following amendments: that the definition of Single Room Occupancy Facilities contained in zoning code amendments clarify the size of the units and that the bathroom and kitchen facilities may be shared, and the Housing Element Section CSSF 1.44 Community Safety, Services, and Facilities of Stringfellow Remediation Site require monitoring.

The motion was approved (4-1).

Ayes: Shultz, Newman, Pruitt and Jackson

Noes: Villagomez

Abstained: None

Absent: None

**PUBLIC HEARING
ITEM NO. 5**

**MASTER APPLICATION NO. 21313 TENTATIVE TRACT
MAP NO. 38276 FOR 221 DETACHED SINGLE-FAMILY
HOMES ON 36.2 ACRES.**

Community Development Director Joe Perez provided a staff report and recommended that the Planning Commission take this item off the calendar to allow the applicant further time to address and/or request modifications to the conditions of approval.

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Commissioner Newman moved and Commissioner Pruitt seconded to table the item. The motion was approved (5-0).

Ayes: Shultz, Newman, Pruitt, Jackson and Villagomez

Noes: None

Abstained: None

Absent: None

COMMISSION BUSINESS ITEM NO. 6

PRESENTATION ON THE ESTABLISHMENT OF THE RESEDENTAL DEVELOPMENT COMMITTEE

Deputy Director Guevara provided a PowerPoint presentation on the recently established Residential Development Committee.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Chair Shultz expressed her appreciation for the community attending the Planning Commission meetings.

COMMUNITY DEVELOPMENT

Community Development Director Joe Perez provided information regarding the following events:

- April 13th Ground Breaking Ceremony for Appaloosa Springs Project
- April 13th Health Fair at Eddie D Smith Senior Center
- April 19th District 5 Town Hall Meeting at 7:00pm, Flabob Airport Hangar 16A
- April 29th Bulky Disposal Event at Patriot High School
- May 4th Mayor Prayer Breakfast from 7:00am-9:00am Indian Hills Golf Course
- New Affordable Housing Brochure available at the City website.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:28 P.M.

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Respectfully submitted,



Joe Perez, Community Development Director
Secretary of the Planning Commission