

**MINUTES  
OF THE REGULAR MEETING  
OF THE JURUPA VALLEY CITY COUNCIL  
May 4, 2023**

**1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR CLOSED SESSION**

- Chris Barajas, Mayor
- Guillermo Silva, Mayor Pro Tem
- Leslie Altamirano, Council Member
- Brian Berkson, Council Member
- Armando Carmona, Council Member

Mayor Chris Barajas called the closed session meeting to order at 6:00 p.m. He announced that Council Member Brian Berkson will be participating via teleconference.

**2. CONVENE TO CLOSED SESSION**

**A. PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS**

Juan Nunez stated that he is the property owner with respect to the two items being considered during the Closed Session meeting. He asked that the lien be removed as he has been complying with everything the City has been asking for.

*Assistant City Attorney Maricela Marroquin announced that Mayor Pro Tem Guillermo Silva will not be participating in the Closed Session as he has a financial dispute with Mr. Juan Nunez.*

- B. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION.** The City Council met in closed session with the City Attorney and Special Counsel pursuant to Government Code Section 54956.9(d)(1) with respect to two matters of pending litigation: 1) *City of Jurupa Valley v. Juan Carmelo Nunez Salazar, et al.* (Riverside Superior Court Case No. RIC2002036); and 2) *City of Jurupa Valley v. Juan Carmelo Nunez, et al.* (Riverside Superior Court Case No. CVRI2202444).

**3. RECONVENE IN OPEN SESSION**

**A. ANNOUNCEMENT OF ANY REPORTABLE ACTIONS IN CLOSED SESSION**

Assistant City Attorney Maricela Marroquin announced that there were no reportable actions taken.

**4. 7:00 PM - CALL TO ORDER AND ROLL CALL FOR REGULAR MEETING**

- Chris Barajas, Mayor
- Guillermo Silva, Mayor Pro Tem
- Leslie Altamirano, Council Member
- Brian Berkson, Council Member
- Armando Carmona, Council Member

Mayor Chris Barajas called the regular meeting to order at 7:30 p.m. He announced that Council Member Brian Berkson will be participating via teleconference.

**5. INVOCATION** was given by Pastor Jeremy Williams, Grace Fellowship Church.

**6. PLEDGE OF ALLEGIANCE** was led by Mayor Chris Barajas.

**7. APPROVAL OF AGENDA**

**A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Agenda.**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva**

**Noes: None**

**Absent: None**

**8. PRESENTATIONS**

**A. RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES - INTRODUCTION OF “PET OF THE MONTH”**

In the spirit of Star Wars lore, “May the Fourth Be with You” two Norfolk terrier sisters, eight year-old “Wicket” and five year-old “Teebo” were introduced to the Council. Anyone interested in giving these available pets a home are invited to contact the City’s Animal Control Services Department at <https://www.rcdas.org>.

**9. PUBLIC APPEARANCE/COMMENTS**

Raul Robles discussed some of the impacts of homeless camps in the City’s natural areas and how it negatively impacts plants, wildlife, and natural resources. He voiced concern that the camps are problematic and growing. He offered to assist with a program that could improve the situation.

Scott Cates declined to address the Council.

Edwin Ramirez requested that the Jurupa Valley Municipal Code is prejudicial towards agriculture. He asked for assistance in helping to change some of the City’s regulations.

**10. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS**

Council Member Armando Carmona announced that a community clean-up event will take place on Saturday, May 13 from 7:00 am to 10:00 am. Volunteers are welcome. He acknowledged the work of County Parks and the City's Public Works staff for managing the weeds along the horse trails.

**11. CITY COUNCIL MEMBER ORAL/Written REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS**

**A. MAYOR CHRIS BARAJAS**

- 1. Mayor Chris Barajas gave an update on the Western Riverside Council of Governments Board meeting of May 1, 2023.**

*Mayor Chris Barajas announced that Council Member Berkson's legislative reports will be moved to the May 18, 2023 meeting.*

**12. CITY MANAGER'S UPDATE**

City Manager Rod Butler reported that there is still time to provide input on the current website and to suggest improvements for the new website. The survey can be accessed at: <https://ows.io/qs/4jidh6iy>. The survey closes end-of-day on Tuesday, May 9. He reported that there is great news regarding state grant funds for homelessness issues in the Santa Ana River area. A future report will be brought back at a future Council meeting with additional details.

**13. APPROVAL OF MINUTES**

**A. APRIL 20, 2023 REGULAR MEETING**

**A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Minutes of the April 20, 2023 regular meeting.**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva**  
**Noes: None**  
**Absent: None**

**14. CONSENT CALENDAR**

**A. COUNCIL APPROVAL OF A MOTION TO WAIVE THE READING OF THE TITLE AND TEXT OF ALL ORDINANCES AND RESOLUTIONS INCLUDED IN THE AGENDA**

Requested Action: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda. In accordance with Government Code Section 34934, the title of each ordinance is included on the published agenda and a copy of the full ordinance has been available to the public online on the City's website and will be available in print at the meeting prior to the introduction or passage of the ordinance.

**B. CONSIDERATION OF CHECK REGISTER IN THE AMOUNT OF \$7,418,742.64**

Requested Action: That the City Council ratify the check registers dated March 2, 29 and April 6, 12, and 20, 2023 as well as the payroll registers dated March 31 and April 14, 2023

**C. ORDINANCE NO. 2023-05**

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-05, entitled:

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP FOR 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 DRAINAGE CHANNEL (APNS 156-370-001, -002, -003, -004, -005, -006, -008,-009, -010, -011, -014, -015) FROM I-P (INDUSTRIAL PARK) TO B-P (BUSINESS PARK), AND FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162**

**D. APPROVE THE PURCHASE OF TWO USED, ALL-WHEEL DRIVE VEHICLES, SUBJECT TO THE TERMS AND CONDITIONS OF THE SANTA ANA RIVER ENCAMPMENT RESOLUTION FUNDING GRANT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE PURCHASE AGREEMENTS AND OTHER RELATED DOCUMENTS ON BEHALF OF THE CITY**

Requested Action: That the City Council approve the purchase of two used, all-wheel drive vehicles, for an amount not to exceed \$80,000, subject to the terms and conditions of the Santa Ana River Encampment Resolution Grant and authorize the

City Manager to execute the purchase agreements and other related documents on behalf of the City.

**E. COMPLIANCE REPORT FOR AB 1600 DEVELOPMENT IMPACT FEES**

That the City Council receive and file the annual compliance report for Development Impact Fees.

**A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Consent Calendar.**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva**  
**Noes: None**  
**Absent: None**

**15. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR**

**16. PUBLIC HEARING**

**A. (1) MASTER APPLICATION NO. 20219 (MA20219): GENERAL PLAN AMENDMENT, CHANGE OF ZONE, SITE DEVELOPMENT PERMIT, SETBACK ADJUSTMENT, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM TO ALLOW THE CONSTRUCTION OF A NEW 98,157 SQUARE-FOOT, GATED MINI-STORAGE FACILITY WITH FIVE (5) STORAGE BUILDINGS ON A 4.73-ACRE SITE LOCATED ON THE EAST SIDE OF VAN BUREN BLVD. AND NORTH OF CLAY ST. THE GENERAL PLAN AMENDMENT PROPOSES TO CHANGE THE LAND USE DESIGNATION OF THE SITE FROM BUSINESS PARK TO LIGHT INDUSTRIAL, AND THE PROPOSED CHANGE OF ZONE IS FROM M-H (MANUFACTURING-HEAVY) TO I-P (INDUSTRIAL PARK) FOR THE SITE. (APN: 163-400-046); (APPLICANT: PLATINUM STORAGE GROUP)**

**(2) CHANGE OF ZONE NO. 22004 (CZ22004) AND GENERAL PLAN AMENDMENT 22008 (GPA22008) CONSISTING OF APPROXIMATELY 3.86 ACRES LOCATED NEAR THE NORTHEAST CORNER OF VAN BUREN BOULEVARD AND JURUPA ROAD WEST OF FELSPAR STREET (ASSESSOR PARCEL NUMBERS 167-160-004, 167-160-019 AND 167-160-020) CHANGING THE ZONING MAP FROM M-SC (MANUFACTURING - SERVICE COMMERCIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL) AND CHANGING THE GENERAL PLAN LAND USE MAP FROM BUSINESS PARK (BP) TO COMMERCIAL**

**RETAIL (CR), AND ADOPT AN ADDENDUM TO THE CERTIFIED FEIR FOR THE CITY OF JURUPA VALLEY GENERAL PLAN**

**(3) AMENDMENTS TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT: ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE JURUPA VALLEY GENERAL PLAN, GENERAL PLAN AMENDMENT NO. 22009 UPDATING THE COMMUNITY SAFETY, SERVICES AND FACILITIES ELEMENT; AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING TITLE 9 OF THE 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, 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 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 AND GROUP HOMES, LARGE IN THE R-2 AND R-3 ZONES WITH A SITE DEVELOPMENT PERMIT; (5) ALLOW EMERGENCY SHELTERS IN THE R-2 AND C-N ZONES WITH A CONDITIONAL USE PERMIT; (6) ALLOW GROUP HOMES LARGE AND RESIDENTIAL CARE FACILITIES FOR SEVEN OR MORE IN THE R-2A, 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**

Joe Perez, Community Development Director, reported that typically each of the three actions that are before the City Council would be taken separately. He explained that the first item is an approval of a proposed self-storage facility located on a vacant site on Van Buren Boulevard north of Clay Street. The second item is a General Plan Amendment and a Zone Change to change an existing commercial center from the current General Plan designation of manufacturing to commercial. The third item includes a number of follow-up implementation items related to the City's Housing Element that must be undertaken within specific timelines to ensure the City remains compliant with State Housing Law. This report addresses two follow-up housing implementation items: 1) amendments to the Zoning Code, and 2) amendments to the General Plan Community Safety, Services and Facilities Element. He noted that the reason that all of the items are being considered under one public hearing and one resolution is because state law restricts cities from

adopting more than four General Plan Amendments in one year. Procedurally, staff will give a presentation on each item, the applicant may provide testimony, and the public hearing will be opened for public comments. Following the public hearing, the City Council will deliberate and take a tentative vote. Following actions on all three items, the City Council will take a final vote.

Mayor Chris Barajas opened the public hearing.

**A. FOR MA20219 MINI-STORAGE FACILITY:**

Luis Lopez, Planning Consultant, presented the staff report. Mr. Lopez reported that the location of the site is currently vacant and was previously part of the Concrete Ready Mix batch plant. Mr. Lopez outlined the entitlements required to build the project, which includes the development of five buildings totaling 98,157 square feet with 763 storage units. As a result of the project being located within the Pedley Town Center Overlay, the applicant is required to provide enhanced architectural design to preserve the City's historical heritage. The applicant will also be required to provide street improvements that include new landscaping and 36-inch box trees.

Ed Bonadiman, Bonadiman & Associates Inc. spoke on behalf of the applicant and offered to answer any questions.

Further discussion followed.

Council Member Brian Berkson suggested that the building facing Clay Street include decorative rod iron with the wagon wheel design to match what is currently on Clay Street.

Council Member Armando Carmona stated that just north of this property there are a number of residential buildings and apartments, which is indicative of the fact that most of these houses are too small. He encouraged the Council to consider larger lots and larger homes for future development.

**Tentative Vote to adopt Resolution No. 2023-28, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO PERMIT THE CONSTRUCTION OF A GATED MINI-STORAGE FACILITY ON APPROXIMATELY 4.73 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF VAN BUREN BOULEVARD NORTH OF CLAY STREET (APN: 163-400-046)**

**Roll Call:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**Tentative Vote to introduce Ordinance No. 2023-06, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP CHANGING THE ZONE OF APPROXIMATELY 4.73 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF VAN BUREN BOULEVARD NORTH OF CLAY STREET (APN: 163-400-046) FROM MANUFACTURING HEAVY (M-H) TO INDUSTRIAL PARK (I-P)**

**Roll Call:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**Tentative Vote to adopt Resolution No. 2023-29, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING SETBACK ADJUSTMENT NO. 23001 AND SITE DEVELOPMENT PERMIT NO. 23008 TO PERMIT THE CONSTRUCTION OF A GATED MINI-STORAGE FACILITY ON APPROXIMATELY 4.73 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF VAN BUREN BOULEVARD NORTH OF CLAY STREET (APN: 163-400-046)**

**Roll Call:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**B. FOR GPA22008 & CZ22004 FOR EXISTING SHOPPING CENTER:**

Tamara Campbell, Principal Planner, presented the staff report. Ms. Campbell reported that the City inherited County General Plan and Zoning upon incorporation. Since that time, inconsistencies with these documents in comparison with actual development are emerging. JD's Steakhouse/shopping center erroneously has a General Plan of Business



Park and Zoning of M-SC (Manufacturing – Service Commercial). The Council is being asked to change the General Plan land use from Business Park to Commercial Retail and the Zoning Map from MS-C (Manufacturing Service - Commercial) to C-P-S (Scenic Highway Commercial) to provide consistency, facilitate commercial development in the existing shopping center, and protect nearby residents from potential land use conflicts resulting from industrial uses.

Further discussion followed.

**Tentative Vote to adopt Resolution No. 2023-30, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE JURUPA VALLEY GENERAL PLAN IN CONNECTION WITH GENERAL PLAN AMENDMENT NO. 22008 CHANGING THE GENERAL PLAN LAND USE MAP FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) AND CHANGE OF ZONE NO. 22004 CHANGING THE ZONING MAP FROM MS-C (MANUFACTURING SERVICE - COMMERCIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL) FOR THE PROPERTY COMPRISED OF APPROXIMATELY 3.86 ACRES LOCATED NEAR THE NORTHEAST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE WEST OF FELSPAR STREET (ASSESSOR PARCEL NUMBERS 167-160-019 AND 167-160-020)**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva  
Noes: None  
Absent: None**

**Tentative Vote to introduce Ordinance No. 2023-07, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN AMENDMENT TO THE CITY OF JURUPA VALLEY OFFICIAL ZONING MAP FOR CHANGE OF ZONE NO. 22004 CONSISTING OF APPROXIMATELY 3.86 ACRES LOCATED NEAR THE NORTHEAST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE WEST OF FELSPAR STREET (ASSESSOR PARCEL NUMBERS 167-160-019 AND 167-160-020) CHANGING THE ZONING MAP FROM MS-C (MANUFACTURING SERVICE - COMMERCIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL)**

**Roll Call:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva

**Noes:** None

**Absent:** None

**C. FOR THE HOUSING ELEMENT IMPLEMENTATION PROGRAMS:**

Jean Ward, Planning Consultant, presented the staff report. Ms. Ward reported that the Housing Element is one of seven required elements in the City's General Plan. It provides assessment of the City's housing needs and how best to accommodate housing needs of existing and future residents. Pursuant to state law, it must be updated every eight years and it must be reviewed for compliance by the state Department of Housing and Community Development (HCD). The Housing Element requires the City to provide housing types for all income groups, assist in the development of moderate and low income housing, remove constraints to housing, and accommodate projected housing demand as mandated by the state. Tonight's public hearing is to address two follow-up housing implementation items: 1) Amendments to the Development Code related to special needs housing; and; 2) an Amendment to the General Plan Community Safety, Services and Facilities Element. All of the amendments are to comply with state housing laws.

An unidentified speaker stated that he is opposed to allowing Single-Room Occupancy (SRO) housing as it will create problems in the community.

Edwin Ramirez stated that his family moved to Jurupa Valley for a community. He stated that Single-Room Occupancy (SRO) housing is just a way to put residents somewhere. This housing does not build a community. He urged the Council to build parks instead of storage units.

Robert Ramirez asked who benefits from this type of small housing. He questioned why this is being allowed. He stated that a 300 square-foot home does not benefit anyone. He stated that this idea is not welcome in Jurupa Valley.

Raul Robles stated that the City needs to take a stance on how the community will be developed and limit this type of small housing.

Following discussion, Maricela Marroquin, Assistant City Attorney, clarified that Single Room Occupancy (SRO's) would be added to the CI-CP General Commercial Zone with a Conditional Use Permit and they would be subject to the development standards of multi-family housing,

which means that before an SRO type project could be approved, it would require approval by the Planning Commission.

Council Member Leslie Altamirano clarified to residents that the City is not building anything and these amendments are only intended to comply with state law.

Council Member Brian Berkson stated that there may be a misinterpretation of the Council's action, which is not to reduce the size of houses. Tonight's action does not impact the existing agricultural or residential zoned lots.

Mayor Chris Barajas stated that the current site for the mini-storage facility is currently zoned for heavy manufacturing and the owner of the site could legally build heavy industrial. The applicant is trying to do something that is less impactful. He addressed the issue of parks, stating that parks are funded by new development. He noted that the current owners of the properties that are zoned for half acre lots are not currently interested in building large lot homes. He stated that as the state legislature continues with these housing mandates, it will continue to encroach onto residential communities.

**A motion was made by Council Member Leslie Altamirano to adopt Resolution No. 2023-31**

**MOTION DIED FOR LACK OF A SECOND**

**A motion was made by Mayor Chris Barajas, seconded by Council Member Leslie Altamirano, to adopt Resolution No. 2023-31 and introduce Ordinance No. 2023-08 with a modification to allow Future Farmers of America (FFA) or 4-H projects in the R-2, R-2A, and R-3 zones not involving commercial agricultural activities.**

**Tentative Vote to adopt Resolution No. 2023-31, entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE JURUPA VALLEY GENERAL PLAN IN CONNECTION WITH (A) GENERAL PLAN AMENDMENT NO. 22009 UPDATING THE COMMUNITY SAFETY, SERVICES AND FACILITIES ELEMENT; AND (B) AN ORDINANCE OF THE CITY OF JURUPA VALLEY AMENDING TITLE 9 OF THE 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, 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 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 AND GROUP HOMES, LARGE IN THE R-2 AND R-3 ZONES WITH A SITE DEVELOPMENT PERMIT; (5) ALLOW EMERGENCY SHELTERS IN THE R-2 AND C-N ZONES WITH A CONDITIONAL USE PERMIT; (6) ALLOW GROUP HOMES LARGE AND RESIDENTIAL CARE FACILITIES FOR SEVEN OR MORE IN THE R-2A, 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**

**Roll Call:**

**Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva  
Noes: None  
Absent: None**

**Tentative Vote to introduce Ordinance No. 2023-08, entitled:**

**AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 9 OF THE 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, 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 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 AND GROUP HOMES, LARGE IN THE R-2 AND R-3 ZONES WITH A SITE DEVELOPMENT 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-2A, 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

**Roll Call:**

Ayes: L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva  
Noes: None  
Absent: None

There being no further comments, the public hearing was closed.

**D. FOR MA20219 MINI-STORAGE FACILITY, GPA22008 & CZ22004 FOR EXISTING SHOPPING CENTER, AND HOUSING ELEMENT IMPLEMENTATION PROGRAMS:**

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Resolution No. 2023-32, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING (1) GENERAL PLAN AMENDMENT NO. 20003 CHANGING THE GENERAL PLAN LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL (LI) TO PERMIT THE CONSTRUCTION OF A GATED MINI-STORAGE FACILITY ON APPROXIMATELY 4.73 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF VAN BUREN BOULEVARD NORTH OF CLAY STREET (APN: 163-400-046), (2) GENERAL PLAN AMENDMENT NO. 22008 CHANGING THE GENERAL PLAN LAND USE MAP FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) FOR THE PROPERTY CONSISTING OF APPROXIMATELY 3.86 ACRES LOCATED NEAR THE NORTHEAST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE WEST OF FELSPAR STREET (ASSESSOR PARCEL NUMBERS 167-160-019 AND 167-160-020); AND (3) GENERAL PLAN AMENDMENT NO. 22009 UPDATING THE COMMUNITY SAFETY, SERVICES AND FACILITIES ELEMENT

**Roll Call:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**A motion was made by Mayor Pro Tem Guillermo Silva, seconded by Council Member Leslie Altamirano, to adopt Resolution Nos. 2023-28, 2023-29, 2023-30, 2023-31 and introduce Ordinance Nos. 2023-06, 2023-07, and 2023-08**

**Roll Call:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, A. Carmona, G. Silva  
**Noes:** None  
**Absent:** None

*Following discussion, Assistant City Attorney Maricela Marroquin clarified how the vote should be reflected in the record to reflect the preliminary tentative votes:*

**The vote on Resolution No. 2023-28 is as follows:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**The vote on the introduction of Ordinance No. 2023-06 is as follows:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**The vote on Resolution No. 2023-29 is as follows:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**The vote on Resolution No. 2023-32 is as follows:**

**Ayes:** L. Altamirano, C. Barajas, B. Berkson, G. Silva  
**Noes:** A. Carmona  
**Absent:** None

**Additional Clarification:** Council Member Armando Carmona voted “No” on Resolution No. 2023-32 because he is voting against **MA20219 MINI-STORAGE FACILITY**.

**17. COUNCIL BUSINESS**

**18. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**19. CITY ATTORNEY'S REPORT**

Assistant City Attorney Maricela Marroquin had no report.

**20. COUNCIL MEMBER REPORTS AND COMMENTS**

Council Member Armando Carmona announced that FFA Parent's Support Group for Jurupa Valley High School is holding a fundraiser on Wednesday, May 17<sup>th</sup> at Mountain Mike's Pizza.

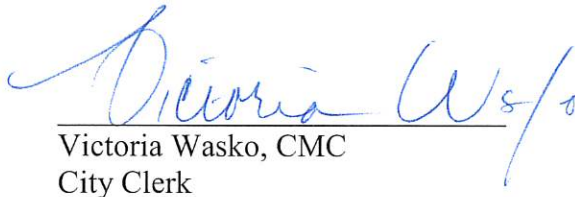
Council Member Brian Berkson reported that there was another landslide in the San Clemente area due to heavy rains and Metrolink has suspended rail service to San Diego.

**21. ADJOURNMENT**

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 9:21 p.m.

The next meeting of the Jurupa Valley City Council will be held May 18, 2023 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

  
Victoria Wasko, CMC  
City Clerk