

City of Jurupa Valley

PLANNING COMMISSION MINUTES MAY 25, 2022

CALL TO ORDER

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

ROLL CALL

Members Present:

- Hakan Jackson, Chair
- Armando Carmona, Chair Pro Tem
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member
- Laura Shultz, Commission Member

PUBLIC COMMENTS/ APPEARANCE

No comments received.

ITEM NO. 1

STUDY SESSION: MASTER APPLICATION (MA) NO. 22075 PRE APPLICATION REVIEW (PAR) NO. 22011 PROJECT: CONSTRUCT A 195-UNIT APARTMENT COMPLEX ON 7.44 ACRES LOCATED ON SOUTHEAST CORNER OF LIMONITE AVENUE AND PACIFIC AVENUE

Joe Perez, Community Development Director informed the Commission that this item is to introduce the project to the Commission and receive feedback. The Commission will not take action on this item. Staff will receive feedback and questions from each Commissioner and members of the audience. The project would need to be brought back to the Planning Commission for a future public hearing.

Mr. Perez also informed the Planning Commission that through the recent Housing Element update, the City identified 19 sites to address the Regional Housing Needs Allocation. This proposed project is one of the sites identified in the Housing Element as a property to have a land use designation to allow higher density residential development.

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Mr. Kumail Raza, Associate Planner presented the staff report and provided an overview of the proposed project.

Bret Ilich, project manager with Warmington Residential, thanked the Commission for their consideration and welcomed comments and questions.

COMMISSIONER DISCUSSION

- The Commission requested a safe and decorative entryway off Limonite Avenue.
- The Commission requested additional information regarding potential traffic lights or other traffic calming measures on Limonite Avenue to prevent speeding vehicles.
- The Commission addressed concerns regarding the buffering between the single-family housing and the proposed project.
- The Commission requested drought-tolerant landscaping.
- The Commission expressed they would like Very Low-Income units on the proposed project.
- The Commission expressed the importance and interest in an equestrian trail to go along the wash and connect to Riverview, with potential connection to Pacific.

CALL TO ORDER

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

ROLL CALL

Members Present:

- Hakan Jackson, Chair
- Armando Carmona, Chair Pro Tem
- Penny Newman, Commission Member
- Arleen Pruitt, Commission Member
- Laura Shultz, Commission Member

PLEDGE OF ALLEGIANCE

Chair Hakana Jackson led the Pledge of Allegiance.

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**PUBLIC COMMENTS/
APPEARANCE** No comments received.

**CONTINUED
ITEM NO. 1** **STUDY SESSION: MASTER APPLICATION (MA) NO. 22075
PRE APPLICATION REVIEW (PAR) NO. 22011 PROJECT:
CONSTRUCT A 195-UNIT APARTMENT COMPLEX ON
7.44 ACRES LOCATED ON SOUTHEAST CORNER OF
LIMONITE AVENUE AND PACIFIC AVENUE
COMMISSION DISCUSSION CONTINUED**

No additional Comments were received.

CONSENT CALENDAR Agenda Items, 2, 3, and 4 were unanimously approved by motion of Commissioner Newman and seconded by Commissioner Shultz. The motion carried (5-0) with correcting the spelling of the word "Element" on Item No. 4, page 3.

Ayes: Jackson, Carmona, Pruitt, Newman and Shultz

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING
ITEM NO. 6** **AN ORDINANCE TO AMEND CHAPTER 9.112 OF THE
JURUPA VALLEY MUNICIPAL CODE TO UPDATE THE
ALLOWED LAND USES AND DEVELOPMENT
STANDARDS FOR THE BUSINESS PARK (BP) ZONE AND
A RESOLUTION TO APPROVE PROPOSED CHANGE OF
ZONE FROM MANUFACTURING HIGH (M-H) TO LIGHT
AGRICULTURAL (A-1) AND NATURAL ASSET (N-A) FOR
PARCELS 174-040-017, 018, 019, AND 020, CHANGE OF
ZONE FROM MANUFACTURING HIGH (M-H) TO
MANUFACTURING SERVICE COMMERCIAL (M-SC) FOR
PARCELS 178-330-001, 002, AND 003, CHANGE OF ZONE
FROM MANUFACTURING HIGH (M-H) TO GENERAL
COMMERCIAL (C-1 C-P) FOR PARCELS 163-400-004 AND
008, AND CHANGE OF ZONE FROM MANUFACTURING**

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HIGH (M-H) TO WATERCOURSE, WATERSHED AND COSERVATION AREAS (W-1) FOR PARCEL 163-300-005

Jim Pechous, Principal Planner provided a PowerPoint presentation to make Amendment to the Business Park Zone and change of zone to four areas.

Planning Commission inquired if a self-storage facility would be an allowed use in the Manufacturing Service Commercial zone.

Jim Pechous, Principal Planner informed the Planning Commission that a self-storage facility would need a Conditional Use Permit, which would be considered by the Planning Commission at a public hearing.

PUBLIC HEARING OPENED

Jaqueline Campo, spoke in favor of the proposed zone change in area 2.

PUBLIC HEARING CLOSED

Commissioner Newman commended staff for their hard work and detailed report.

Commissioner Newman moved and Commissioner Shultz seconded to make a finding that (1) the adoption of an ordinance approving Zoning Code Amendment (ZCA) No. 22001 is exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (“CEQA”); and (2) the adoption of a resolution adopting Change of Zone (CZ) No. 22001 does not require the preparation of any further environmental reports as the Project has already been analyzed in the Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project certified by the City Council on September 7, 2017. The Project is and the circumstances under which the Project is undertaken do not involve substantial changes that will result in new significant environmental effects, and the Project does not involve new information of substantial importance that shows that the Project will have significant effects not discussed in the FEIR. All potential environmental impacts associated with the Project are adequately addressed by the prior FEIR, and the mitigation measures contained

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in the prior FEIR will reduce those impacts to a level that is less than significant. As such, no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162; adopt an Ordinance approving Zone Code Amendment (ZCA) No. 22001 amending Chapter 9.112 to update the allowed land uses and the development of standards in the Business Park Zone; and adopt an Ordinance approving Change of Zone (CZ) No. 22001 which consist of: 1) changing the zoning of four parcels consisting of approximately 142 combined acres of land east of Sierra Avenue and south of the City boundary from M-H (Manufacturing-Heavy) to A-1 (Light Agriculture) and N-A (Natural Asset); 2) changing the zoning of three parcels consisting of approximately 20.5 combined acres of land located in Agua Mansa west of Rubidoux Boulevard and north of 24th Street east of Avalon Street from M-H (Manufacturing-Heavy) to M-SC (Manufacturing-Service-Commercial); 3) changing the zoning of two parcels consisting of approximately 2 combined acres of land located east of Van Buren Boulevard, south of the Union Pacific Railroad and north of the Santa Ana River from M-H (Manufacturing-High) to C-1 C-P (General Commercial); 4) changing the zoning of one parcel consisting of approximately 57 acres located east of Van Buren Boulevard and north of the Santa Ana River from M-H (Manufacturing-Heavy) to W-1 (Watercourse, Watershed and Conservation Areas).

The motion was approved (5-0).

Ayes: Jackson, Carmona, Pruitt, Newman and Shultz

Noes: None

Abstained: None

Absent: None

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

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PLANNING

COMMISSIONERS'/

Commissioner Newman inquired on the cleanup efforts in the Glen Avon area and encouraged a proactive approach to address concerns such as truck storage.

REPORTS/COMMENTS

The Commission sent their good wishes to all the victims and their families that have been affected by the recent violence our nation has endured.

Chair Pro Tem Jackson wished everyone a happy and safe Memorial Day and reminded everyone that we should honor our fallen soldiers.

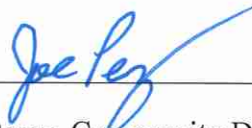
COMMUNITY DEVELOPMENT

Community Development Director Joe Perez thanked the Commissioners for their kind words and expressed his gratitude for their leadership. Mr. Perez summarized the actions taken at the May 19, 2022, City Council meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:00 P.M.

Respectfully submitted,



Joe Perez, Community Development Director
Secretary of the Planning Commission