

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

July 26, 2023

**CALL TO ORDER** Chair 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
- Yesenia Villagomez, Commission Member

**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 Chair Pro Tem Newman. The motion carried (5-0).

Ayes: Shultz, Newman, Jackson, and Villagomez

Noes: None

Abstained: None

Absent: None

**PUBLIC HEARING  
ITEM NO. 4**

**MASTER APPLICATION NO. 23123: FIRST REQUEST FOR A ONE YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37109, AND MAKING A FINDING THAT NO**

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## **FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA GUIDELINES SECTION 15162**

Reynaldo Aquino, Senior Planner, provided a PowerPoint presentation for the proposed one-year Extension of Time (EOT). The applicant requests a one-year EOT for Tentative Tract Map No. 37109 consisting of 7 single-family residential lots on approximately 1.75 acres that will extend the map to May 28, 2024. Individual parcels range in size from 8,700 to 9,700 square feet. No changes are proposed to the design or layout of the subdivision of land as part of the proposed EOT application. The proposed extension is due to the setbacks caused by the COVID pandemic outbreak in early 2020 and the challenges it created in moving forward with the project. The applicant has stated her commitment to moving forward with completing the project as they are working diligently with the Engineering Department to get the final map recorded. In granting an extension, it would allow the completion of this project with minimal delay and alleviate the cost of a new submittal application for a Tentative Tract Map.

Commissioner Villagomez asked if the applicant has obtained any permits for the proposed project.

Senior Planner Aquino informed the Commission that the applicant has not acquired any building permits. The applicant intends to process the final map as soon as possible and submit building permits for the homes in January 2024.

Commissioner Jackson inquired on the type of trees that would be used for the landscaping.

Senior Planner Aquino informed the Commission that the applicant would be required to submit a landscape plan detailing the type of vegetation.

Commissioner Villagomez requested that staff provide an update of the project.

Dianne Guevara, Deputy Director of Community Development asked the Commission if they would prefer the update to be brought back to Planning Commission as a staff report or if they prefer the update during the Community Development Department reports.

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The Commission requested that they receive the update during the Community Development Department reports.

Maricela Marroquin, City Attorney informed the Commission that Extension of Times do have an expiration date of 6 years.

## **PUBLIC HEARING OPENED**

No comments received.

## **PUBLIC HEARING CLOSED**

## **COMMISSION DISCUSSION**

Chair Pro Tem Newman expressed her support for the EOT.

Commissioner Pruitt requested that staff provide updates on projects approved by the Commission.

Chair Pro Tem Newman moved and Commissioner Jackson seconded to adopt Resolution No. PC-2023-15 approving the first one (1) year Extension of Time for Tentative Tract Map No. 37109, and making a finding that no further Environmental Review is required under CEQA Guidelines Section 15162.

The motion was approved (5-0).

Ayes: Shultz, Newman, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: None

## **COMMISSION BUSINESS**

None.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

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**PLANNING  
COMMISSIONERS'  
REPORTS/COMMENTS**

Commissioner Pruitt encouraged the Commission and residents to take a Public Transit survey to help improve public transportation in Jurupa Valley. To access the survey visit [bit.ly/JurupaTransitSurvey](http://bit.ly/JurupaTransitSurvey).

Chair Shultz expressed her appreciation to staff for their hard work and advised everyone to stay cool.

Commissioner Jackson urged everyone to avoid using electronics during peak hours and to stay cool and hydrated during the heat wave.

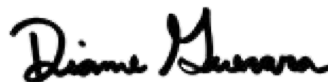
**COMMUNITY  
DEVELOPMENT**

Deputy Director Dianne Guevara informed the Commission that the City Council meeting scheduled for July 20 was postponed to July 27 due to a power outage at City Hall.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 7:24 P.M.

Respectfully submitted,



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Dianne Guevara, Deputy Director of  
Community Development  
Secretary of the Planning Commission