

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
August 3, 2023**

1. 6:00 PM - CALL TO ORDER AND ROLL CALL FOR STUDY 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 Study Session to order at 6:02 p.m. Council Member Brian Berkson was absent.

2. STUDY SESSION

A. STUDY SESSION: MASTER APPLICATION (MA) NO. 23192: PRE-APPLICATION REVIEW (PAR) FOR 65 DETACHED CONDOMINIUMS ON 6.9 ACRES LOCATED AT 7586 JURUPA ROAD (APN: 183-030-014); (APPLICANT: WARMINGTON RESIDENTIAL)

Kumail Raza, Senior Planner, presented the staff report. Mr. Raza reported that this is a Study Session and an opportunity for the City Council to receive an introduction of the proposed project and for the applicant to receive feedback from the City Council. As this is an informational item only, the Council will take no action on the proposed project.

Mr. Raza reported that back in December 2022, the City Council approved “The Madone Collection.” In June, 2023, a new applicant submitted an application for a new development proposal which is being introduced tonight.

Mr. Raza reported that the project consists of 65 condominiums on 6.9 acres. The project would exceed the maximum permitted density of eight (8) dwelling units an acre with a Density Bonus. The project is also located within the Equestrian Protection Overlay Zone. Mr. Raza provided an overview of the off-site improvements and the proposed architectural styles.

Mr. Raza provided information on the State Density Bonus Law, which allows a developer to exceed the maximum allowable density in exchange for affordable housing, as a matter of right.

City Attorney Peter Thorson emphasized that this is a workshop which is an opportunity for the City Council to provide feedback to the developer. This is simply an opportunity to review issues. The decision will be made following the future public hearing on this project. He noted that there is a letter from the

developer's attorney in the Agenda Packet, in which the attorney asserts that all of the density bonuses and the waivers are mandated by the state. The City Attorney's Office and City staff will be examining those contentions and looking at the facts and the density bonus law to determine whether they are justified under the law.

Further discussion followed regarding the development waivers that the applicant is requesting.

Bret Ilich, (Applicant), representing Warmington Residential, spoke in support of the project and offered to answer any questions.

Following discussion, the Council provided input and direction.

Mayor Chris Barajas adjourned the Study Session at 6:25 p.m.

3. 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 7:01 p.m. Council Member Brian Berkson was absent.

4. INVOCATION was given by Pastor Kermit R. Perry, 3Ps Christian Ministries.

5. PLEDGE OF ALLEGIANCE was led by Council Member Leslie Altamirano.

6. APPROVAL OF AGENDA

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

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

7. PRESENTATIONS

A. RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES - INTRODUCTION OF "PET OF THE MONTH"

The City's Pet of the Month for August, a 9 week old female Pug was introduced to the Council. Anyone interested in giving this available pet a home is invited to contact the City's Animal Control Services Department at <https://www.rcdas.org>.

Kerri Maybee, Public Information Officer announced that this month, t's time to #ClearTheShelters! There will be free pet adoptions from 10:00 a.m. to 4:00 p.m. every Saturday throughout the month of August at shelters located in Coachella Valley (72-050 Pet Land Place, Thousand Palms) and Jurupa Valley, located at 6851 Van Buren Boulevard.

8. PUBLIC APPEARANCE/COMMENTS

Greg Sambo stated that he has lived on Martingale Drive for 35 years. He was recently notified that he is responsible for abating the weeds in the easement above his home. He questioned why the private property owner is not being assessed for the weed removal as he has no access to this area. He thanked the City for removing the graffiti and for the trash removal along Ben Nevis Avenue. He added that the sidewalk near Martingale Elementary School has become a “drawbridge” and it seems to be getting worse. He asked if City staff could look into this matter.

Philip Whittlesey echoed the previous speaker’s comments. He has lived in his home for the past 23 years and he also received a letter regarding weed abatement on the lot above his home that he has no access to.

Tom Elder addressed the following concerns: 1) illegal residents who are “eating up City resources”; 2) people out on the street cooking which is hurting brick and mortar restaurants; 3) a lack of electric vehicle chargers in the City; 3) he can write his own complaints and he has no problem suing the City; 4) the project on Van Buran and Jurupa Road is taking too long; 5) the firefighters out of Station 19 waited for their food takeout before leaving for a fire.

Mayor Chris Barajas made the following comments: For residents in the audience, every person has a constitutional right to free speech, however, xenophobic or bigoted they might be and the City Council cannot respond. He clarified that in no way is the Council’s silence supporting or opposing public comments.

Colin Markovich, field representative for Assembly Member Sabrina Cervantes announced that Assembly Member Cervantes was able to secure \$8 million for the UCR School of Medicine, \$3 million for an Inland Empire LGBTQ Resource Center, and \$33 million for campus expansion at UC Riverside. He announced that her office will co-sponsor a teacher appreciation resource event at the Springbrook Clubhouse in Riverside on August 10th from 4:00 p.m. to 7:00 p.m.

Doug Herbert voiced a concern that all the new development in the City has caused a significant increase in local traffic. He urged the Council to ensure there is sufficient road infrastructure to handle the new development.

9. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Council Member Leslie Altamirano asked City staff to follow up with the two gentlemen who live on Martingale Drive who were issued weed abatement letters. She would also like an update.

Council Member Armando Carmona gave a shout out to Jurupa Valley’s firefighters for their dedicated service to the City, noting that they too need to eat, which is a worker’s rights issue. He commented on the previous remarks regarding some members of the community, noting that recent state law has ended the criminalization of sidewalk vending. The County of Riverside is also looking at regulating this issue. He thanked the Jurupa Community Services District for their responsiveness in removing graffiti. He encouraged members of the community to stay informed and reach out to the City Council as they are always available to engage with their constituents. He stated that he will continue advocating for the equestrian lifestyle.

Mayor Chris Barajas addressed Mr. Herbert’s concerns, stating that the Paradise Knolls residential project was not approved by this City Council. He provided information on the significant infrastructure investments that the City has brought forward.

10. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS REGARDING REGIONAL BOARDS AND COMMISSIONS

A. MAYOR CHRIS BARAJAS

- 1. Mayor Chris Barajas gave an update on the Interagency Coordinating Council meeting of July 28, 2023.**

11. CITY MANAGER’S UPDATE

City Manager Rod Butler announced that the City has begun accepting applications for community services grant funding for local non-profit organizations. The grants provide up to \$5,000. Information is available on the City’s website. He thanked the following employees who helped staff the National Night Out event last Tuesday evening: Michael Perez, Cynthia Alcaez, Brandy Barone, Victoria Duran and Jacqueline Torres.

12. APPROVAL OF MINUTES

A. JULY 27, 2023 REGULAR MEETING

Mayor Chris Barajas announced that this item will be moved to the August 17, 2023 meeting.

13. 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 \$5,845,503.78

Requested Action: That the City Council ratify the check registers dated June 28 and July 6, 12, and 21, 2023 as well as the payroll registers dated June 23, 30 and July 8, 2023.

C. ORDINANCE NO. 2023-11

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-11, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 21008 TO REZONE APPROXIMATELY 4.13 ACRES LOCATED AT THE EAST SIDE OF CLAY STREET BETWEEN HAVEN VIEW DRIVE AND LINARES AVENUE (APNS: 163-400-029; 026 & 028) FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) TO ALLOW FOR THE CONSTRUCTION OF 66 TOWNHOMES

D. ORDINANCE NO. 2023-12 – REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION

Requested Action: That the City Council conduct a second reading and adopt Ordinance No. 2023-12, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING (1) CZ23008 TO CHANGE THE ZONING FROM RESIDENTIAL AGRICULTURE (R-A) TO GENERAL RESIDENTIAL (R-3) FOR A PORTION OF APN 165-080-005, CZ23009 TO CHANGE THE ZONING FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3 FOR PORTIONS OF APNS 165-140-004, 165-140-029, 165-140-030 AND 165-140-007, AND CZ23010 TO CHANGE THE ZONING FROM C-1/C-P (GENERAL COMMERCIAL) TO R-3 FOR A PORTION OF APN 165-140-008 FOR SIX PARCELS TOTALING 15.8 ACRES LOCATED IMMEDIATELY EAST OF VAN BUREN BOULEVARD AND WEST OF PEDLEY ROAD AT 58TH STREET; AND (2) CZ23011 TO CHANGE TO CHANGE THE ZONING FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) TO R-3 FOR A PORTION OF APN 163-400-042 TOTALING 3.63 ACRES LOCATED IMMEDIATELY EAST OF BALDWIN AVENUE AND SOUTH OF LIMONITE AVENUE IN THE DE ANZA MARKETPLACE

E. AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND KOA CORPORATION FOR ON-CALL CONSTRUCTION MANAGEMENT SERVICES

Requested Action: That the City Council approve the Agreement between the City of Jurupa Valley and KOA Corporation, Inc. for On-Call Construction Management Services and authorize the City Manager to execute the Agreement in substantially the form and format attached to the staff report as approved by the City Attorney.

F. APPROVAL OF COOPERATIVE AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY, HIGHPOINTE EMERALD RIDGE, LLC, AND THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF BELLTOWN 30TH STREET STORM DRAINS STAGE 2 GENERALLY LOCATED ALONG AVALON STREET, CANAL STREET, CANAL STREET EXTENSION, AND 30TH STREET

Requested Action: That the City Council approve the cooperative agreement with the Riverside County Flood Control and Water Conservation District (District) and Century Communities of California LLC, (Developer) and authorize the Mayor to sign the agreement.

G. REJECTION OF BID FOR THE PUBLIC WORKS SERVICE TRUCK

Requested Action: That the City Council reject the bid received in response to the Public Works Service Truck Request for Quotes.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to approve the Consent Calendar, with the exception of Item 13.D, which was removed from the Consent Calendar for further discussion.

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

Noes: None

Absent: B. Berkson

14. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13.D ORDINANCE NO. 2023-12

Council Member Armando Carmona requested that Item 13.D be removed from the Consent Calendar for further discussion. He discussed the Council's action at the July 27, 2023 meeting, where an allocation of highest density residential zoning was applied to various sites in the City in order to meet the state mandated Regional

Housing Needs Assessment (RHNA). He noted that the Council is required to rezone eight acres to the highest density and last week, the decision was to rezone almost 20 acres. He requested that this amount be reduced to the required eight acres as one of the larger parcels in the Equestrian Overlay is on Pedley Road. He suggested other sites that could be substituted in order to meet the state's RHNA requirement.

Further discussion followed.

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to adopt Ordinance No. 2023-12, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADOPTING (1) CZ23008 TO CHANGE THE ZONING FROM RESIDENTIAL AGRICULTURE (R-A) TO GENERAL RESIDENTIAL (R-3) FOR A PORTION OF APN 165-080-005, CZ23009 TO CHANGE THE ZONING FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3 FOR PORTIONS OF APNS 165-140-004, 165-140-029, 165-140-030 AND 165-140-007, AND CZ23010 TO CHANGE THE ZONING FROM C-1/C-P (GENERAL COMMERCIAL) TO R-3 FOR A PORTION OF APN 165-140-008 FOR SIX PARCELS TOTALING 15.8 ACRES LOCATED IMMEDIATELY EAST OF VAN BUREN BOULEVARD AND WEST OF PEDLEY ROAD AT 58TH STREET; AND (2) CZ23011 TO CHANGE TO CHANGE THE ZONING FROM MANUFACTURING-SERVICE COMMERCIAL (M-SC) TO R-3 FOR A PORTION OF APN 163-400-042 TOTALING 3.63 ACRES LOCATED IMMEDIATELY EAST OF BALDWIN AVENUE AND SOUTH OF LIMONITE AVENUE IN THE DE ANZA MARKETPLACE

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

15. PUBLIC HEARINGS

- A. PUBLIC HEARING TO CONSIDER ZCA22010: AMEND REGULATIONS PERTAINING TO (1) ACCESSORY BUILDINGS, TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND FENCES, (2) ESTABLISH SETBACKS IN THE R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, W-2 ZONES, (3) MAKE DEFINITIONAL CHANGE AND (4) DETERMINE THE PROPOSED ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061 (b)(3) (CONTINUED FROM THE JULY 27, 2023 MEETING)**

Jim Pechous, Principal Planner presented the staff report. He reported that the proposed amendment includes the following five components: 1. Amend Residential Accessory Building Standards; 2. Adding setbacks to zones; 3. Update Definitions; 4. Amend wall and fence standards; and 5. Amend Traditional neighborhood design standards. Mr. Pechous highlighted some of the recommendations made by the Planning Commission including their recommendation that the ordinance include a grandfather clause to the amended wall and fence standards, to allow chain-link fences established prior to September 1, 2023 to be repaired, maintained and replaced with like fencing. They also recommended adding the word “perimeter” to exclude any interior fencing.

Further discussion followed.

Mayor Chris Barajas opened the public hearing.

Roberto Ramirez voiced a concern that this could take local fence companies out of business. He stated that he does not support these changes especially if it will hurt residents who may not be able to afford high-end fencing. As block wall fencing is expensive, he believes that this decision should be made by the homeowner.

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

A motion was made by Council Member Leslie Altamirano, seconded by Mayor Pro Tem Guillermo Silva, to introduce Ordinance No. 2023-13, as amended to change the A-1 ad R-A zone rear yard setback to five feet and approve the addition of a definition of perimeter as recommended by the Planning Commission, entitled:

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE TO (1) AMEND REGULATIONS PERTAINING TO DETACHED ACCESSORY BUILDINGS, TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND FENCES, (2) ESTABLISH SETBACKS IN THE R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, W-2 ZONES, (3) MAKE DEFINITIONAL CHANGES PERTAINING TO ACCESSORY BUILDINGS, KITCHENS AND LOTS, AND (4) MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Noes: None

Absent: B. Berkson

16. COUNCIL BUSINESS

17. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

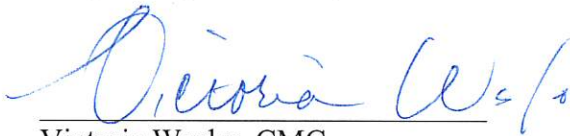
19. COUNCIL MEMBER REPORTS AND COMMENTS

20. ADJOURNMENT

There being no further business before the City Council, Mayor Chris Barajas adjourned the meeting at 8:44 p.m.

The next meeting of the Jurupa Valley City Council will be held August 17, 2023 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,

A handwritten signature in blue ink that reads "Victoria Wasko". The signature is written in a cursive style and is positioned above a horizontal line.

Victoria Wasko, CMC
City Clerk