

**MINUTES
OF THE REGULAR MEETING
OF THE JURUPA VALLEY CITY COUNCIL
September 17, 2020**

The meeting was held at the Jurupa Valley City Council Chamber, 8930 Limonite Avenue,
Jurupa Valley, CA

1. 7:00 P.M. - CALL TO ORDER AND ROLL CALL FOR REGULAR SESSION

- Anthony Kelly, Jr., Mayor
- Lorena Barajas, Mayor Pro Tem
- Chris Barajas, Council Member
- Brian Berkson, Council Member
- Micheal Goodland, Council Member

Mayor Anthony Kelly called the regular meeting to order at 7:02 p.m. Council Member Brian Berkson was absent.

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

3. PLEDGE OF ALLEGIANCE was led by City Manager Rod Butler.

4. APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Micheal Goodland, to approve the Agenda.

Ayes: C. Barajas, L. Barajas, M. Goodland, A. Kelly
Noes: None
Absent: B. Berkson

5. PRESENTATIONS

6. PUBLIC APPEARANCE/COMMENTS

Melinda Fuzesy voiced a concern that Proposition 16 permits the government to discriminate based on race or gender. She asked the Council to take a stand against it.

Gene Harris voiced a concern that on Wineville and Pats Ranch, between Limonite and Bellegrave, vehicles travel at high rates of speed and exhibit donut maneuvers that endanger the community. He offered suggestions to alleviate the speeding such as divided roadway safety barriers, intersectional traffic circles, additional traffic control devices and signs, varied elevation roadways, and radar speed indicators.

Betty Anderson voiced a concern regarding the proliferation of truck parking on City streets. She noted specific locations where this is occurring which is on Landon Street, at Cantu-Galleano, next to the ball fields at Jurupa Valley High School, and at the west end of Harrel Street. She noted that there are also numerous RV's that are parking in this area.

7. INTRODUCTIONS, ACKNOWLEDGEMENTS, COUNCIL COMMENTS AND ANNOUNCEMENTS

Mayor Anthony Kelly, Jr., stated that tonight's meeting signals the first time since the COVID-19 pandemic, that members of the public may participate in person. He encouraged citizens to continue to practice social distancing, to wear a facemask and to work together during this difficult time. He announced that this year's State of the City will be a virtual event due to the COVID-19 health crisis. It will be held on October 13, 2020 from 7:00 pm to 8:00 pm. The theme for this year's event is "Perfecting our Vision."

Mayor Pro Tem Lorena Barajas encouraged those who have not yet filled out their Census forms to do so before the deadline. She noted that it is very important for residents to fill out the Census form as this data guides how much federal funding is distributed to states and communities each year. Further information can be found by visiting the following website: www.my2020census.gov or calling (844) 330-2020.

Council Member Micheal Goodland announced that the City Council Chamber is now open to the public with limited seating. He discussed the importance of participating in the Democratic process and voting on November 3, 2020. He announced the locations of the five voting centers in the City of Jurupa Valley for those who prefer to vote in person: 1) Avalon Park Community Center; 2) Eddie Dee Smith Senior Center; 3) Glen Avon Library; 4) Jurupa Valley Community Center; 5) Riverside County Department of Animal Services. Further information is also available on the City's website.

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

A. MAYOR ANTHONY KELLY, JR.

- 1. Mayor Kelly gave an update on the Northwest Mosquito and Vector Control District meeting of September 17, 2020.**

B. MAYOR PRO TEM LORENA BARAJAS

- 1. Mayor Pro Tem Barajas gave an update on the Western Riverside County Regional Conservation Authority - Board of Directors meeting of September 16, 2020.**

C. COUNCIL MEMBER CHRIS BARAJAS

- 1. Council Member Barajas gave an update on the Western Community Energy Joint meeting of the Board of Directors and Technical Advisory Committee meeting of September 9, 2020.**

D. COUNCIL MEMBER MICHEAL GOODLAND

- 1. Council Member Goodland gave an update on the Western Riverside Council of Governments - Executive Committee meeting of September 16, 2020.**

9. CITY MANAGER'S UPDATE

City Manager Rod Butler reported that there will be an official ballot drop-off location at Jurupa Valley City Hall beginning October 5, 2020. All of the voting centers and related information regarding the November 3, 2020 election is also available on the City's website.

10. APPROVAL OF MINUTES

A. SEPTEMBER 3, 2020 REGULAR MEETING

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Lorena Barajas, to approve the Minutes of the September 18, 2020 special meeting and the September 20, 2020 regular meeting.

**Ayes: C. Barajas, L. Barajas, M. Goodland, A. Kelly
Noes: None
Absent: B. Berkson**

11. CONSENT CALENDAR

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

Requested Action: That the City Council waive the reading of the text of all ordinances and resolutions included in the agenda.

B. RESOLUTION OF INTENTION TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) GENERALLY LOCATED EAST OF THE INTERSECTION OF 30TH STREET AND SIERRA AVENUE, TRACTS 31894 AND 37470

Requested Action: That the City Council adopt Resolution No. 2020-77, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, TO ESTABLISH CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN CITY OF JURUPA VALLEY COMMUNITY FACILITIES DISTRICT NO. 2020-001 (SHADOW ROCK)

A motion was made by Council Member Chris Barajas, seconded by Council Member Micheal Goodland, to approve the Consent Calendar.

**Ayes: C. Barajas, L. Barajas, M. Goodland, A. Kelly
Noes: None
Absent: B. Berkson**

12. CONSIDERATION OF ANY ITEMS REMOVED FROM THE CONSENT CALENDAR

13. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT IS EXEMPT FROM CEQA (CONTINUED FROM THE SEPTEMBER 3, 2020 MEETING)

Steve Loriso, City Engineer, presented the staff report.

Mayor Kelly opened the public hearing.

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

A motion was made by Mayor Pro Tem Lorena Barajas, seconded by Council Member Micheal Goodland, to introduce Ordinance No. 2020-12, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFONRIA AMENDING SECTION 7.50.010 OF THE JURUPA VALLEY MUNICIPAL CODE RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES, AND DETERMINING THAT THE PROPOSED MUNICIPAL CODE AMENDMENT IS EXEMPT FROM CEQA

Ayes: C. Barajas, L. Barajas, M. Goodland, A. Kelly
Noes: None
Absent: B. Berkson

B. PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20131: EXTENSION OF TIME (EOT) FOR CONDITIONAL USE PERMIT (CUP) NO. 17004 FOR A PROPOSED CHEVRON GAS STATION AND CONVENIENCE STORE WITH BEER AND WINE SALE FOR OFF-SITE CONSUMPTION AND FUTURE DRIVE-THRU RESTAURANT LOCATED AT THE NORTHWEST CORNER OF PEDLEY ROAD AND BEN NEVIS BOULEVARD (APNS: 169-031-003; 169-031-004; 169-031-005; 169-031-006; 169-031-008 & 169-031-009) (APPLICANT: SHIELD TECH, LLC)

Rocio Lopez, Senior Planner, presented the staff report. She provided information on the Planning Commission's previous actions and the approved entitlements. She reported that the Conditional Use Permit (CUP) was set to expire on September 12, 2020. If approved, the extension of time will be valid through September 12, 2021 for a maximum period of three years from the 2018 approval date. There are no other changes proposed to the original CUP or the other entitlements. The EOT is being requested by the applicant to secure financing for the overall project.

Mayor Kelly opened the public hearing.

Further discussion followed.

Rofia Godazandeh, (applicant) discussed the complexities of the project site which involved five staff reviews. She noted that the site includes seven different parcels which were required to be merged then divided which involved multi-phases and all required utilities. Ms. Godazandeh explained the length of time required for the various approvals and applications.

Council Member Micheal Goodland discussed the importance of moving City projects along, stating that if there are issues it should be revealed to the developer right away so as not to prolong a project. He questioned how this process could be improved to support development within the city.

Further discussion followed.

Rofia Godazandeh, (applicant) offered to send a "lessons learned" document on how the City can improve the development review process.

Further discussion followed regarding how the financing for the project will be secured.

Mayor Pro Tem Lorena Barajas asked for confirmation as to whether the applicant has secured a tenant for the proposed drive-through restaurant.

Rofia Godazandeh, (applicant) stated that she did have an interested party, however, due to the COVID-19 pandemic that party has backed out.

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

Council Member Chris Barajas stated that the constituents in the City are wary of the number of gas stations in the City which currently number over 40. He stated that residents would be more open to this project if the gas station included a multi-tenant component. He gave examples of similar gas station projects which have not developed as promised. He stated that he would not be supportive of the over-saturation of the alcohol sales.

Further discussion followed.

City Attorney Peter Thorson provided the options for the Council to consider which includes a continuance to the October 15, 2020 meeting.

A motion was made by Council Member Micheal Goodland, seconded by Mayor Pro Tem Lorena Barajas, to continue the public hearing to the October 15, 2020 Council meeting.

Ayes: C. Barajas, L. Barajas, M. Goodland, A. Kelly
Noes: None
Absent: B. Berkson

14. COUNCIL BUSINESS

A. CONSIDERATION OF MASTER APPLICATION (MA) NO. 20090: A REQUEST FOR A WAIVER OF THE MINIMUM AREA REQUIREMENT OF THE PROPOSED R-4 (PLANNED RESIDENTIAL) ZONE FOR A 25-LOT SINGLE-FAMILY SUB-DIVISION LOCATED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD AND AGATE STREET (APN'S: 171-101-072 & 171-101-073) (APPLICANT: RC HOBBS COMPANIES)

Chris Mallec, Associate Planner, presented the staff report. Mr. Mallec outlined the applicant's request for a waiver of the minimum area requirement for a change of zone to allow a 25-lot single-family subdivision project. Mr. Mallec stated that if approved, the applicant would then move forward with future public hearings before the Planning Commission and the City Council.

Further discussion followed regarding adding a traffic signal, design standards for the subdivision, and the number of two story homes.

Council Member Micheal Goodland voiced a concern that the proposed residential development will take up property that should be used for commercial development. He noted that Etiwanda is a main commercial thoroughfare and once residential developments go in it is very difficult to go back to commercial. He also

does not support adding two-story homes next to established single-story residences.

Thomas Merrell, Planning Director clarified the guidelines for establishing the number of two-story homes for residential projects.

A motion was made by Council Member Chris Barajas, seconded by Mayor Pro Tem Lorena Barajas, to approve a waiver of the minimum project site area requirement in order to allow the applications for a proposed 25 single-family lot subdivision, including a Change of Zone to R-4 Zone (Planned Residential), to be processed at further public hearings and City Council action.

Ayes: C. Barajas, L. Barajas, A. Kelly
Noes: M. Goodland
Absent: B. Berkson

15. CITY ATTORNEY'S REPORT

City Attorney Peter Thorson had no report.

16. COUNCIL MEMBER REPORTS AND COMMENTS

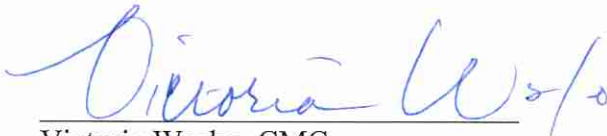
Mayor Anthony Kelly provided closing comments. He reminded residents to continue to practice social distancing and to wear a facemask. He encouraged those who have not yet completed the 2020 Census, to do so prior to next week's deadline.

17. ADJOURNMENT

There being no further business before the City Council, Mayor Kelly adjourned the meeting at 9:00 p.m.

The next meeting of the Jurupa Valley City Council will be held October 1, 2020 at 7:00 p.m. at the City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

Respectfully submitted,



Victoria Wasko, CMC
City Clerk