

**MINUTES
OF THE JOINT SPECIAL MEETING
OF THE JURUPA VALLEY CITY COUNCIL AND PLANNING COMMISSION
January 30, 2019**

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

1. 6:00 P.M. - JOINT WORKSHOP MEETING

Mayor Brian Berkson called the special meeting to order at 6:05 p.m. Mayor Pro Tem Anthony Kelly, Jr. was absent.

CALL TO ORDER – CITY COUNCIL:

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

CALL TO ORDER – PLANNING COMMISSION:

- Corey Moore, Chair
- Arleen Pruitt, Vice-Chair
- Mariana Lopez, Planning Commissioner
- Penny Newman, Planning Commissioner
- Guillermo Silva, Planning Commissioner

2. PLEDGE OF ALLEGIANCE was led by City Attorney Peter Thorson.

3. APPROVAL OF AGENDA

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

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

4. WORK SESSION REGARDING FUTURE LAND USE AND DEVELOPMENT IN JURUPA VALLEY

A. CONDUCT A JOINT CITY COUNCIL - PLANNING COMMISSION WORKSHOP TO DISCUSS FUTURE RESIDENTIAL, COMMERCIAL

AND INDUSTRIAL DEVELOPMENT WITHIN THE CITY OF JURUPA VALLEY

City Manager Gary Thompson gave an overview of the intent of the workshop which is to set policy for future development in the City of Jurupa Valley. Mr. Thompson noted that a letter from local developers Paul Talanian and Andrew Shores was received earlier today and copies have been provided to the Council and Members of the Planning Commission.

Mayor Pro Tem Anthony Kelly, Jr. arrived at 6:20 p.m.

5. PUBLIC APPEARANCE/COMMENTS

Jaime Legespi discussed the challenges in attracting the right businesses and affordable housing. He stated that he is a big proponent of asset building opportunities for low to moderate income individuals. He suggested forming a Task Force to study housing opportunities and what the community needs.

Kim Jarrell Johnson explained how the City of Fontana has transformed itself over recent years and is now attracting college-educated professionals. She encouraged the Council to strive to attract the same type of residents with the City's existing housing stock and open land. She stated that the City's development should be locally driven and not developer driven. She encouraged the Council to engage in a better economic development program and a professional and positive publicity campaign.

Mike Denholtz discussed the nine vacant acres that are located across from True Value Hardware. He asked if there are any proposals for this acreage or if the Council had a specific vision for this property.

Diana Fox stated that as a long-time resident of the City, she would like to see more housing options. She stated that not every parcel has to be a half acre lot, as most of the city's young people are moving to other cities who have invested in diverse housing options. She encouraged the Council and Planning Commission to think about the entire trajectory of life and whether it is young people growing up and staying here, or seniors needing other housing options.

Josie Gaytan stated that she would like to see more affordable housing opportunities as most of the City's young people end up moving to other cities that have more housing choices.

Betty Anderson stated that she read the new housing laws referenced in the agenda report and this is a regional requirement. She suggested that instead of allowing small lots with 3,000 sq. ft. homes, she would prefer small lots with 1,200 sq. ft. homes. She suggested that affordable housing requirements can be spread out through other jurisdictions. She stated that "giant housing" and apartments are not the only answer for housing. In terms

of commercial, they should be put in freeway accessible corridors. (Dan Shapiro donated his time to Ms. Anderson)

Rachel Lopez discussed the issue of blight. She outlined various issues on 58th Street, 64th Street, and 66th Street. She stated that she lives near the Goose Creek Golf Course and there is an easement nearby that has “weeds as tall as trees.” The trail is also overgrown with weeds and tree branches that have blocked access for residents and equestrians.

Mayor Berkson asked City staff to follow up on these issues.

Further discussion followed regarding affordable housing.

City Manager Thompson clarified that state law mandates that affordable housing is allocated on a regional basis, however, the housing needs assessment is reallocated back to local jurisdictions and the City of Jurupa Valley will be assigned a regional housing target.

Mayor Berkson asked City staff to explain the definition of affordable housing.

Mary Wright, Director of Planning Services, explained that housing assistance programs set maximum incomes for eligibility for affordable housing. She referenced the following: very low income: 50% of Area Medium Income or (AMI); lower income: 80% of AMI; and moderate income: 120% of AMI. The income levels are based on the number of members of a household.

Thomas Merrell, Planning Director explained the Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The way it is implemented can take various forms such as subsidized or non-subsidized housing or it can be an entire project. In some cases market rate housing can also qualify for the middle income range.

Mayor Berkson stated that this workshop is providing an opportunity where both legislative bodies may interact. This is a learning experience for both the City Council and the members of the Planning Commission. He welcomed questions and input.

Mayor Pro Tem Anthony Kelly stated that the City Council serve their constituents. He encouraged residents to stay involved and participate. He discussed new state legislation that will make it easier to build high density housing near transit oriented development. He asked City Manager Thompson to elaborate on this issue.

Mr. Thompson clarified that a new bill is circulating through the Legislature that would make it very difficult to deny high density projects near a transit station such as the Metrolink. This is one more example of how the state is taking away local control because cities are not meeting their housing needs.

City Attorney Peter Thorson stated that another workshop could be useful just on the topic of housing laws. He explained that these are complex laws and City staff could provide an overview on some of the very complicated policy issues. He agreed with Mr. Thompson that this is a major issue that the City will have to deal with over the next few years.

Council Member Lorena Barajas questioned how many projects in the City would be considered affordable housing.

City Manager Thompson responded that the Veterans project on Mission Boulevard would qualify as affordable housing.

Further discussion followed.

Thomas Merrell, Planning Director, clarified that when City staff meet with developers they are advised to build lower densities and the common wisdom with affordable housing is to spread the high land costs over more units in order to make them affordable. Some of the locations that were identified in the 2017 General Plan have elevated densities in order to meet the state requirement for identifying sites that have sufficient density. The state's normal density assumption for affordable housing is 30 units per acre and it has been his experience that it would be difficult for this community to understand if a project with that density was proposed. As a result, the only affordable housing projects that he has seen since the City's incorporation are those that are subsidized.

Further discussion followed.

Council Member Lorena Barajas questioned what the Equestrian Lifestyle Protection Overlay means.

Thomas Merrell, Planning Director, responded that the Equestrian Lifestyle Protection Overlay zone was intended to embed in the General Plan what he and others believe is part of the culture of Jurupa Valley. He pointed out that it does not cover the entire city. It recognizes that there are a multiplicity of neighborhoods and communities and so it does not cover areas in the city where it made no sense. He noted that the overlay recommends that all new development take into consideration the maintenance and the protection of the equestrian lifestyle.

Council Member Micheal Goodland read aloud the Community Values Statement from the General Plan. He stated in December, through his ignorance, he made a mistake and he killed a project due to his decision-making so he asked that that project be brought back and re-evaluated by the City Council. He commended Planning Director Thomas Merrell, City Manager Gary Thompson, and Deputy City Manager George Wentz for their expertise in doing what is best for the City. He explained that it is not true that he wants half acre lots throughout the city, however, there are places in the city that merit half-acre lots to accommodate equestrian uses. He stated that he is opposed to small lots with 3,000 sq. ft. homes.

Council Member Chris Barajas discussed the City's comparison with the City of Eastvale and stated that he likes Jurupa Valley and he does not want to become Eastvale. He stated that he is not against warehousing as there are areas in the City that are zoned for it. However, he would like to encourage more community benefits such as requiring union jobs with full-time employees. He encouraged the use of point of sale agreements as most of the warehouses do e-commerce business. He stated that truck routes need to be instituted in conjunction with a citywide truck ordinance. He stated that there are areas in the City that should include low-density development; however, he is also in favor of smaller homes on small lots that would be affordable to a young family. He is also opposed to gated communities. He discussed the General Plan, stating that he is open to zone changes if there are benefits to the community.

Further discussion followed.

Mayor Brian Berkson asked that the City's Zoning Map be shown to the audience. He pointed out the different zones and densities, stating that this is the City's "road map." He suggested that developers take this into consideration before they go through the development process. He noted that in certain instances there may be an exception if the developer is willing to provide a community benefit.

Council Member Micheal Goodland suggested that the City Council and the Planning Commission be on the "same page" to facilitate development.

City Manager Gary Thompson clarified that there are several areas in the city that have to be re-zoned. He pointed out that there are existing zones that combine residential with industrial. He noted that these areas conflict with the General Plan and could be the reason why applicants are requesting either a General Plan Amendment or a Zone Change.

Mayor Pro Tem Anthony Kelly, Jr. discussed how there was a lack of CFD's and street lights when Jurupa Valley was part of the County. He discussed the need for a better sense of communication and to do what is best for the City's constituents.

Commissioner Mariana Lopez asked whether the City is meeting its affordable housing target. She requested that this information be brought back at the next workshop. She asked Mr. Thompson to elaborate on the sentiment that has been expressed by the development community.

City Manager Gary Thompson stated that the development community feels that they are unwelcome in Jurupa Valley. Often this sentiment is reflected on social media and it has gotten back to the building industry. Unfortunately, there are a lot of residents that support development; however, those individuals rarely speak up. The reason for tonight's workshop is to try to bring in quality developments and find out what the road blocks are.

Further discussion followed.

Council Member Lorena Barajas discussed the concerns that have been brought up by residents such as traffic congestion, safety, and additional law enforcement.

City Manager Thompson clarified that it is often impractical to ask a developer to add law enforcement especially when dealing with a small in-fill project. He stated that the technical studies show the traffic impacts and staff relies on those studies when making a recommendation. He discussed the impracticality of requiring a developer to increase law enforcement when it is the City's responsibility. It has been his experience that if residents do not want something they will find ways to say why the Council shouldn't approve it. This is the message going to the development community.

Commissioner Arleen Pruitt questioned if a project comes before the Planning Commission and it involves a zone change and it is determined that the project will add to the value of the neighborhood and it will be a benefit to the community what other issues would need to be considered.

Mayor Berkson explained that what he feels Jurupa Valley represents comes from the City's seal as it is the perfect example of what he would like to see. Examples include adding equestrian friendly elements to a project and changing a project's aesthetics to reflect a more rural character. He added that is ok to continue a project if there is a need for additional research or there is an issue that needs clarification.

Further discussion followed concerning the Riverside Transmission Reliability Project.

Commissioner Penny Newman discussed the City's fiscal and economic challenges and the Riverside Transmission Reliability Project which has negatively impacted development. She noted that for a new city there has been one obstacle after another which impacted the General Plan process and those financial limitations prevented a more thorough outreach to residents. She complimented the City's efforts on the General Plan; however, she believes the City is not living up to the promise that was put in writing. She discussed the conflicting demands of the need for "workforce housing" and the need for a higher median income to attract business. She noted that the City needs to be mindful of when they can meet one of these needs. This can be accomplished by being more creative. She suggested creating an inventory of all the development which shows the City's progress in meeting its housing requirements. She suggested setting up neighborhood advisory committees in each Council District to find out what residents want in their community.

Commissioner Guillermo Silva discussed the language barrier, noting that there is a large Hispanic population that are hindered by a lack of communication and resources.

Further discussion followed.

Mayor Pro Tem Anthony Kelly stated that he voted against Council Districts as he is opposed to creating an unnecessary sense of competition between each Council District.

Commissioner Corey Moore stated that while he is in favor of building homes that would attract businesses; he is opposed to displacing existing residents. He asked whether there are any home buyer assistance programs. He asked what the plan is for reconciling some of the current zoning.

Mary Wright, Director of Planning Services, explained that the City Council re-designated on the General Plan Land Use Map 21 properties in the city. The first effort is to look at the zoning of those 21 areas to bring those into consistency. In the future there should be an effort to reconcile the zoning and the General Plan designations throughout the rest of the city.

Commissioner Silva asked about engaging with the public according to the constraints in the Brown Act.

City Attorney Peter Thorson responded to Commissioner Silva and explained the legal requirements for communicating with constituents.

Further discussion followed.

Mayor Berkson suggested that there be engagement by the Planning Commission and the asking of tough questions.

Commissioner Penny Newman suggested that the City Council could be more proactive in addressing issues in the city such as seeking out programs that could help residents.

Council Member Goodland stated that he is opposed to creating more bureaucracy unless there is a definite need. He suggested that if a Planning Commissioner has a question regarding a particular project they should contact City staff.

Further discussion followed.

City Manager Gary Thompson discussed the City's efforts to secure its own Community Development Block Grant funds. Most of this funding will be earmarked for low-income Census Tracts. He noted that a CDBG Advisory Committee will be formulated in the near future to set aside programs for home improvements and other resources.

Mayor Berkson suggested that members of the Planning Commission "go outside of the box" when reviewing projects and consider adding appropriate amenities such as tot lots or other quality of life issues.

Council Member Chris Barajas stated that Jurupa Valley is a community of communities and each of these communities has its own unique features. He suggested that it is important for the zoning to match the General Plan. He noted that in some cases a developer may wish to change the zoning for which there should be a comparable benefit to the community.

Council Member Micheal Goodland thanked everyone for coming out to tonight's meeting.

Council Member Anthony Kelly, Jr. spoke in support of building a stronger bridge between local agencies to strengthen the community.

Council Member Chris Barajas stated that in looking at the General Plan and zoning in general, on Etiwanda, Mission and Rubidoux up to Market Street there is some land there that is still zoned light industrial. He would like to try to avoid any kind of development in those areas that will bring in semi-trucks as a way of business. He does not want to see any projects that would station trucks there as a parking lot. He would like to start looking at downtown Rubidoux, downtown Glen Avon and Etiwanda which are great places to do a lot of commercial as these are high traffic areas. He would also like to start working on citywide truck routes which could create more business in these areas while making sure that the Council does not approve businesses that will later be restricted from going there.

Mayor Berkson suggested scheduling another workshop in March to review the new housing laws. He requested an overlay showing the existing zoning inconsistencies. He requested a future agenda item for discussion of town hall meetings and Council District Workshops.

Further discussion followed regarding future development projects and community input.

Mayor Berkson suggested that if a project involves significant issues those projects should be reviewed ahead of time before moving forward.

Commissioner Penny Newman suggested that if a project involves significant issues, it could be set for a joint study session where the developer would have an opportunity to get preliminary feedback before making a formal application.

Council Member Micheal Goodland stated that he is not in favor of holding a study session to review development projects as it would add expenses to a project and would add more bureaucracy to the process. He noted that City staff are the experts and he relies on their expertise and decision-making.

Further discussion followed.

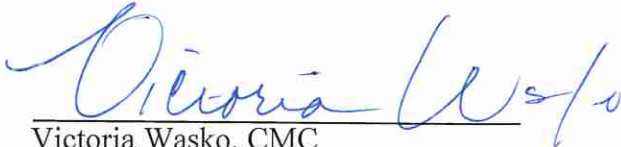
Mayor Berkson stated that he is looking forward to the next workshop and finding out what the City's RHNA numbers are. He supports allowing developers the opportunity to obtain feedback before expending a lot of time and effort. This will ultimately establish parameters for future projects going forward.

6. **ADJOURNMENT**

There being no further business before the City Council, Mayor Berkson adjourned the meeting at 9:35 p.m.

The next meeting of the Jurupa Valley City Council will be held February 7, 2019 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 with a horizontal line underneath the name.

Victoria Wasko, CMC
City Clerk