

# City of Jurupa Valley

**MINUTES**  
**PLANNING COMMISSION**  
**CITY OF JURUPA VALLEY**  
**January 24, 2018**

**1. Call to Order and Roll Call**

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on January 10, 2018 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

William Hofferber, presided as Chair.

Members present:

- Aaron Pfannenstiel, Commission Member
- Corey Moore, Commission Member
- George Ruiz, Commission Member
- Matthew Burris, Commission Member

Members absent:

- All present

**2. Pledge of Allegiance**

Pledge of Allegiance was led by Commissioner Burris

**3. Public Appearance/Comments- None**

**4. Approval of Agenda**

Commissioner Ruiz moved, and Commissioner Moore seconded, a motion to approve the agenda. The motion was approved 5:0.

Ayes: Burris, Hofferber, Ruiz, Pfannenstiel, Moore

Noes: None

Abstained: None

Absent: None

**3. Approval of Minutes**

Commissioner Pfannenstiel moved, and Commissioner Burris seconded, a motion to approve the January 10, 2018 Planning Commission Minutes. The motion was approved 5:0.

Ayes: Burris, Hofferber, Moore, Pfannenstiel, Ruiz  
Noes: None  
Abstained: None  
Absent: None

## 6. Public Hearings

### **6.1 ZONING CODE AMENDMENT NO. 1802 (ZCA1802): AMENDMENT TO SECTION 9.240.290 (SECOND UNIT PERMITS) TO ALLOW ACCESSORY DWELLING UNITS (ADU) IN COMPLIANCE WITH STATE LAW**

Ms. Jean Ward, Senior Planning Consultant, provided a PowerPoint presentation which briefed the Commissioners the State of California passed Assembly Bill 2299 and Senate Bill 1069 restricting the ability of local jurisdictions to regulate Second Units, which are now referred to as “accessory dwelling units” (ADUs). The intent of the new legislation is to reduce regulatory, physical and financial barrier related to constructing ADUs. The recent amendments in AB494 and SB229 clarify some of the language as well limit the parking requirements from on space per bedroom to one space per unit. In addition the State adopted a third bill in 2016, AB2406 which authorizes a city to permit junior accessory dwelling units up 500 square feet within existing single-family structures. Based on the Planning Commission Study Session on December 13, 2017 and per AB 2299 and input for legal counsel, the city has discretion to designate areas in the city where ADUs may be permitted and the City’s discretionary authority does appear to allow a city to determine that certain areas are not appropriate for the development of ADUs based on public safety, which would include fire and flood hazards. The City, however may not establish regulations that unduly burden the development of ADUs or considerably reduce the site available for ADUs, which would make the City ordinance more susceptible to legal challenge.

Ms. Ward stated the proposed amendment meets the intent of the legislature to “provide for the creation of accessory dwelling units”, while also meeting the City’s goal to maintain the rural character of Jurupa Valley.

#### **OPEN PUBLIC COMMENT**

Resident Ms. Andrea Zaragoza requested clarification if Accessory Dwellings are restricted by lot size.

#### **CLOSED PUBLIC COMMENT**

Commissioner Ruiz moved, and Commissioner Burris seconded, a motion to recommend that the City Council adopt an ordinance approving a Zoning Code Amendment to modify Section 9.240.290 Second Unit Permits to allow Accessory Dwelling Units in compliance with new State Legislation.

Ayes: Burris, Ruiz, Hofferber, Moore, Pfannenstiel  
Noes: None  
Abstained: None  
Absent: None

**6.2 ZONING CODE AMENDMENT NO. 1803 (ZCA180e): AMENDMENT TO SECTION 9.240.290 TO ADD REGULATIONS FOR PALLET YARDS AND TO ADD PALLET YARDS TO THE LIST OF CONDITIONALLY PERMITTED USES IN THE M-H ZONE**

Ms. Jean Ward, Senior Planner presented a power-point presentation regarding adding regulations for pallet yards and to add pallet yards to the list of conditionally permitted uses in the M-H Zone. Ms. Ward noted the City of Jurupa Valley has had a proliferation of pallet yards and frequently receives inquiries and applications for additional pallet yards and in addition, unpermitted pallet yard storage has been identified by Code Enforcement in several locations in the city. Currently the pallet yards are classified and reviewed under “manufacturer of container and crates” and require a Site Development Permit in the Industrial zones. The existing code requires a Conditional Use Permit be issued for certain industrial uses but does not specifically list pallet yards in the use list or go into detail about specific requirements for these facilities, such as pallet stacking heights, spacing between stacks and aesthetic considerations. In addition, pallet yards present a fire and safety hazard due to storage as well unsightly areas to their lack of screening and height of pallet stacks. These issues were presented to City Council at a public hearing on September 21, 2017 at which time Council initiated a code amendment to regulate pallet yards

**COMMISSION DISCUSSION**

Chair Hofferber requested to include specific hours of operations.

Commissioner Ruiz to consider Fire staff accompany Code Enforcement for compliance.

**OPEN PUBLIC COMMENT – NONE**

**CLOSED PUBLIC COMMENT**

Vice Chair Pfannanstiel moved, and Commissioner Burris seconded, a motion to recommend that the City Council adopt an ordinance approving Zoning Code Amendment No. 1803 to add regulations for pallet yards and to add pallet yards to the list of conditionally permitted uses in the M-H Zone to also include specific hours of operation

Ayes: Burris, Ruiz, Hofferber, Moore, Pfannenstiel

Noes: None

Abstained: None

Absent: None

**6.3 ZONING CODE AMENDMENT NO. 1801 (ZCA1801): AMENDMENTS TO CODE SECTIONS 9.240.490 AND 9.148.020 TO ADD E-COMMERCE SALE AND DELIVERY OF ALCOHOL FOR OFF-SITE CONSUMPTION TO THE LIST OF PERMITTED USES IN THE M-SC ZONE.**

Ms. Jean Ward request to continue public hearing to February 7, 2018 in order for the applicant to prepare and provide additional documentation requested by staff to complete the analysis of the proposed code amendment.

**OPEN PUBLIC COMMENT – NONE**

Commissioner Ruiz moved, and Commissioner Moore seconded, a motion to continue the public hearing to the February 7, 2018

Ayes: Burris, Ruiz, Hofferber, Moore, Pfannenstiel

Noes: None

Abstained: None

Absent: None

**7. Commission Business- None**

**8. Public Appearance/Comments – None**

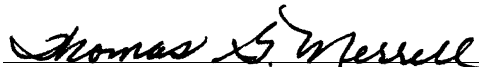
**9. Planning Commissioner’s Reports and Comments- None**

**10. Planning Department Report**

Mr. Merrell announced that the next Planning Commission meeting is scheduled for February 7, 2018 and advised the Commission of the items to be on the agenda.

There being no further business before the Jurupa Valley Planning Commission, Chair Hofferber adjourned the meeting at 7:40 p.m. to the February 7, 2018 Planning Commission meeting.

Respectfully submitted,



Thomas G. Merrell, AICP, Planning Director  
Secretary of the Planning Commission