



PLANNING COMMISSION AGENDA

WEDNESDAY, JANUARY 10, 2024 @ 7:00 P.M.

CITY COUNCIL CHAMBERS
8930 LIMONITE AVENUE
JURUPA VALLEY, CA 92509

A. As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.

B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda. The public may submit comments via email to: esoriano@jurupavalley.org before 5:00 p.m. on the scheduled meeting date.

C. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.

D. As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.

E. To live stream this meeting, please click on the following link:
<https://www.jurupavalley.org/422/Meeting-Videos>

I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
CHAIR PRO TEM	
PENNY NEWMAN	

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items 1, 2, and 3 are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

ITEM NO. 1

Approval of Agenda

ITEM NO. 2

Approval of the Minutes

- December 13, 2023, Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: Proposed General Plan Technical Amendment (GPA23018) to: 1) amend table 2-4 "summary of General Plan Land Use Designations" to add minimum residential densities; 2) amend table 2-5 "General Plan Land Use Designations and consistent zone districts" to correct inaccuracies; and 3) make other updates and clarifications and make a finding of exemption pursuant to the California Environmental Quality Act.

RECOMMENDATION: Additional time is needed to complete the analysis of the proposed General Plan updates. Therefore, it is recommended that the Planning Commission open the public hearing and continue the public hearing for this agenda item to the January 24, 2024 Planning Commission meeting.

Documents:

[ITEM NO. 4.PDF](#)

VI. COMMISSION BUSINESS

Annual Reorganization of the Planning Commission. Selection of the Chair for 2024. Selection of Chair Pro Tem for 2024.

Documents:

[ITEM NO 5.PDF](#)

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, January 24, 2023.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at www.jurupavalley.org

**PLANNING COMMISSION
MINUTES**

December 13, 2023

CALL TO ORDER

Chair Laura Shultz called the Regular Planning Commission meeting to order at 7:00 P.M.

ROLL CALL

Members Present:

- Laura Shultz, Chair
- Penny Newman, Pro Temp
- Arleen Pruitt, Commission Member
- Yesenia Villagomez, Commissioner Member

Absent:

- Hakan Jackson, Commission Member

PLEDGE OF ALLEGIANCE

Penny Newman 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 Newman and seconded by Commissioner Pruitt. The motion carried (4-0) with Commissioner Jackson absent.

Ayes: Shultz, Newman, Pruitt, and Villagomez

Noes: None

Abstained: None

Absent: Jackson

**PUBLIC HEARING
ITEM #4**

PROPOSED GENERAL PLAN TECHNICAL AMENDMENT (GPA23018) TO: 1) AMEND TABLE 2-4 “SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS” TO ADD MINIMUM RESIDENTIAL DENSITIES; 2) AMEND TABLE 2-5 “GENERAL PLAN LAND USE DESIGNATIONS AND

CONSISTENT ZONE DISTRICTS” TO CORRECT INNACCRAICIES; AND 3) MAKE OTHR UPDATES AND CLARIFICAITIONS

Community Development Director, Joe Perez, provided an overview of the public hearing process and requested this project to be continued to the January 10, 2024 Planning Commission meeting.

PUBLIC HEARING OPENED

None.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

None.

Chair Pro Tem Penny Newman moved and Commissioner Pruitt seconded to open the public hearing and continue the public hearing to the January 10, 2024.

The motion approved (4-0) with Commissioner Jackson absent.

Ayes: Schultz, Newman, Pruitt, and Villagomez

Noes: None.

Abstained: None.

Absent: Jackson

**PUBLIC HEARING
ITEM# 5**

MASTER APPLICATION NO. 21256: GENERAL PLAN AMENDMENT (GPA) NO. 21008; & TENTATIVE TRACT MAP (TTM) NO. 38171-SADDLEHORWN RANCH RESIDENTIAL. A 19.36-ACRE SUB-DIVISION CONSISTING OF 31 SINGLE-FAMILY LOTS AND CERTIFYING AN ENVIORMENTAL IMPACT REPOSRT, MAKING FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR SADDLEHORN RANCH RESIDENTIAL.

Principal Planner Gorham provided a PowerPoint presentation of the proposed project.

Commissioner Villagomez asked if there are other emergency access point besides Limonite Frontage and if Limonite Frontage could be made into a full access point (entrance or exit).

Principal Planner Gorham clarified that the access point on Limonite Frontage is for emergency access only and it cannot be constructed as a full access point.

Commissioner Villagomez asked if there would be any multi-use path or horse trails as part of this proposed project.

Principal Planner Gorham stated the project would provide a trail on Riverview but it would not be within the project site.

Commissioner Villagomez requested the reason that the trail would not be provided on-site.

Principal Planner Gorham explained that there is no requirement to provide a trail on-site.

Assistant Engineer Duran further clarified that the General Plan requires a Secondary Equestrian trail and that this project would provide an 8-foot wide DG trail on Riverview which would connect to future trails.

Commissioner Villagomez asked how many horses are allowed on a half-acre site and if anyone is living in the existing house on the site.

Principal Planner Gorham replied there is no limit to the number of horses and deferred the question regarding the existing house to the applicant.

Community Development Director Perez clarified that we will follow up on the total number of horses for this project.

Commissioner Villagomez asked Community Development Director Perez about the approval process if the applicant were to request for a subsequent density change if this proposed project is approved.

Community Development Director Perez responded that the applicant would have to bring the request back to the Planning Commission for recommendation and City Council for approval.

Commissioner Pruitt asked if a Knox box would open the gates if there was an emergency and required evacuation.

Principal Planner Gorham responded the Fire Department and Homeowners' Association would have access.

Commissioner Pruitt asked for clarifications to recommended Airport Land Use Commission's condition of approval that prohibits certain uses including buildings with more than 3 above-ground habitable floors.

Principal Planner Gorham responded that the homeowner would only be allowed to build a home with a maximum of three habitable floors. This limitation would generally be applied to additions since the developer are building one-story homes.

Commissioner Pruitt asked if this limitation would apply to ADUs.

Principal Planner Gorham stated the limitation would apply to ADUs.

Commissioner Pruitt asked about the plans for the existing electric poles and the location of those poles she saw.

Assistant Engineer Duran responded that there is an existing Edison easement on the project site. The easement and power poles would remain on-site.

Commissioner Pruitt asked for clarity about the reference to HAZ-1 mitigation measure.

Principal Planner Gorham clarified that is the number for a mitigation measure under the Hazards section of the Environmental Impact Report.

Commissioner Pruitt asked about the prior use as a ranch and the differences between General Plan land use designations of Ranch (EDR) and Country Neighborhood (LDR).

Principal Planner Gorham answered that the applicant could respond to the prior use, and clarified that both land use designations provide for agriculture and single-family residential. The main difference would be the maximum density for each of the land use designation. The proposed land use designation would allow a maximum of 2 dwelling units per acre. The zone would remain as A-1.

Commissioner Pruitt requested confirmation that the recommendation includes imposing mitigation measures as conditions of approval.

Principal Planner Gorham confirmed the mitigation measures are recommended as conditions as well.

Commissioner Newman mentioned she has some reservations on overruling a Committee such as Airport Land Use Commission (ALUC). She inquired if the project would pose a problem to public health and safety if there would be a crash.

Principal Planner Gorham mentioned that this project would not pose a public health and safety issue because of the analysis and conclusion of the aeronautic study and FAA issued “No Hazard to Air Navigation” determination letters for each of the proposed 31 lots. Based on the aeronautic study and FAA’s issued determinations, there is no potential hazard and the project would not have significant impacts on these airport safety and flight operations. He furthered provide information of the 45-day notice of Planning Commission’s recommendation to ALUC for comment.

CEQA Administrator Perea provided an explanation that, with the adoption of the 2017 General Plan, there are large parts of the City that are incompatible with the Airport Land Use Plan. The situation is not only on this project site.

Commissioner Pruitt asked if ALUC is going to revise the Airport Land Use Plan.

CEQA Administrator Perea mentioned that the former Planning Director Merrell met with ALUC and it seems that ALUC was not in a position to revise the Plan yet.

Community Development Director Perez stated that he has discussed this issue with ALUC about two years ago and there is possibility of a solution in the future.

Community Development Director Perez mentioned that ½-acre lot could hold up to two horses.

PUBLIC HEARING OPENED

RC Hobbs, applicant, made himself available for questions.

Commissioner Pruitt asked the reason that the owner is selling the property.

The applicant mentioned that a project that meets the existing land use designation would not be feasible. This proposed project seems like it fits the surrounding area and has that big ranch feel and allows horses.

Commissioner Pruitt asked if the owner owned the existing home onsite.

RC Hobbs, applicant, mentioned that the existing home is a rental.

Commissioner Villagomez asked for the project's timeline and the date of breaking ground.

RC Hobbs, applicant, mentioned that a grading permit application is pending review and groundbreaking is tentatively scheduled in April 2024.

Commissioner Villagomez asked the applicant if there was any community meetings or input about the project.

RC Hobbs, applicant, mentioned that they sent out notifications about the project to the surrounding areas.

Chair Shultz asked for confirmation if it has been a number of years since the project site was used as a ranch.

RC Hobbs, applicant, confirmed it has been a number of years since it was used as a ranch.

Donna Vilalta, resident, stated opposition to the project.

Melissa Gonzalez, resident, stated opposition to the project.

Adriana Gonzalez, resident, stated opposition to the project.

George Ruiz, resident, stated support for the project.

Carlos Rosas, resident, stated opposition to the project.

Rosa Sandoval, resident, stated opposition to the project.

Julie Shevette, resident, stated opposition to the project.

Michael Shevette, resident, stated opposition to the project.

Pamela Blyn, resident, stated opposition to the project.

Chair Shultz asked if the applicant would like to respond to the public comments and asked Community Development Director to state the list of concerns and inquiries from the public.

Community Development Director stated there was a question if the internal street would be private or public.

RC Hobbs, applicant, confirmed the internal street would be public.

Community Development Director asked the applicant to clarify the access to the Frontage road and would it be able to accommodate to emergency vehicles during an emergency.

RC Hobbs, applicant, responded that there is an emergency access proposed and traffic studies were completed and reviewed by the City. The emergency access was also reviewed by the CalFire.

Community Development Director stated one of the concerns is the retention basin.

RC Hobbs, applicant, responded that the retention basin was expanded and enlarged to meet the requirements for drainage.

Community Development Director stated one of the items was regarding a pole in the middle of the Edison easement and are there any plans to address it including water flowing through the easement and fence/walls.

RC Hobbs, applicant, mentioned that it isn't on their property. The proposed fence would be up to the property line, then the easement is adjacent to the property, and current property's fence. As part of the project, it allows for cross-lot drainage.

Community Development Director asked for clarifications of the project's topography.

RC Hobbs, applicant, confirmed it is proposed on a slight incline as the lots are further north to allow big side yards and landscaping.

Community Development Director Perez stated there were comments regarding the number of homes and the project's design to fit into the surrounding neighborhood's aesthetic and character.

RC Hobbs, applicant, stated the intent is to provide a project that would fit into the existing neighborhood that would allow larger lots (1/2 acre) and yards, horse-keeping, pools, and other items on a larger lot.

Community Development Director stated one of the questions is regarding multi-gen homes and asked applicant to elaborate.

RC Hobbs, applicant, clarified that multi-gen homes would allow other family members such as a grandparent could live in the home. It sold well in the past, and people are looking for this type of home.

Community Development Director stated that the project is a market-rate project, but still needs to comply with Inclusionary Housing Ordinance. The developer has the option to build two affordable homes or pay the in-lieu fee (approximately \$310,000). The funds from the in-lieu fee are used to build affordable housing in the City. Although it is not an affordable housing project, it contributes to affordable housing efforts.

Chair Shultz asked if the project complies with the parking standards.

Community Development Director stated the project complies with the standards.

Principal Planner Gorham further explained that there is available on-street parking in addition to the 2-car garage and driveway space.

Community Development Director stated that other animals, besides horses, are permitted and the lots would possibly accommodate the animals. Another comment was received that by activating this site it address public safety issues. CEQA Administrator Perea would address a question relating to wildlife corridor.

CEQA Administrator Perea responded that this project would not have indirect impacts to the wildlife corridor (Santa Ana River).

Community Development Director requested the applicant to confirm the sales price of the homes.

RC Hobbs, applicant, responded that the expected price for the homes are approximately \$800,000.

Principal Planner Gorham requested the applicant to confirm the perimeter wall.

RC Hobbs, applicant, responded it would be block wall.

Community Development Director stated that we would expect it would be decorative block wall, and it should have a ranch aesthetic.

Principal Planner Gorham stated a requirement can be placed for vines on the walls to prevent graffiti.

RC Hobbs, applicant, stated there is a requirement for anti-graffiti coating on the block wall.

Assistant City Engineer Duran explained that the Edison easement is not on-site, and the City would contact Edison in efforts to clean-up the easement.

PUBLIC HEARING CLOSED

PUBLIC HEARING REOPENED

Jim Martindale, property owner, explained that he had to remove the existing structures and that the existing home is not being used as a rental. Someone is illegally living in the existing home. He explained RC Hobbs is the only developer that would propose this level of density. All other requests he has received are higher density.

PUBLIC HEARING CLOSED

COMMISSION DISCUSSION:

Commissioner Villagomez mentioned that the homes are too large and would not be enough room for animals or trailers. She has concerns on how the project would change the character of the neighborhood, lack of an on-site horse trail, singular internal road, and overruling ALUC.

Commissioner Newman mentioned that she is pleased with ½-acre lots; second emergency access point; main access point is on Riverview instead of Limonite Frontage; and that ALUC would have a chance to respond and provide comments on the Planning

Commissioner's recommendation. Commissioner Newman is in favor of the project.

Commissioner Pruitt discussed that she is confident that the City is capable of addressing all the issues that were brought up in front of the Planning Commission. She recommended that the City Council look into ALUC's condition that prohibits the more than three habitable floors as allowing three-story homes would block neighbor's view.

Chair Shultz added that she likes the project and this project would create more lots that can accommodate horse keeping and other animals. The 31 new lots would add to the rural lifestyle in the neighborhood.

Commissioner Newman moved and Commissioner Pruitt seconded to adopt Resolution No. PC-2023-23, recommending that the City Council 1) certify the Environmental Impact Report (EIR) and adopt a Statement of Overriding Considerations and a Mitigation Monitoring and Report Program; 2) approve General Plan Amendment No. 21008; 3) approve Tentative Tract Map No. 38171; and 4) overrule the Riverside County Airport Land Use Commission's (ALUC) Inconsistency decision to allow the development of a 19.36-acre subdivision consisting of 31 single-family lots.

The motion was approved (3-1) with Commissioner Jackson absent.

Ayes: Shultz, Newman, and Pruitt

Noes: Villagomez

Abstained: None

Absent: Jackson

**COMMISSION
BUSINESS**

None.

**PUBLIC COMMENTS/
APPEARANCE**

No comments received.

**PLANNING
COMMISSIONERS'
REPORTS/COMMENTS**

Commissioner Pruitt expressed her appreciation for those who contributed to the Christmas Parade and was happy with the turnout. Commissioner Newman wished everyone Happy Holidays! Commissioner Villagomez appreciated everyone coming out to these meetings and wished Happy Holidays. She also informed the residents that there will be a toy giveaway at Mary Tyo Staging area at Ridgeview and Limonite from 11:00 A.M. to 2:00 P.M. Chair Shultz expressed her appreciation for the residents that attended the Planning Commission meetings and staff's work. She invited the community to go to Christmas with Friends event at Vernola Park on Sunday December 17, 2023 12:00 P.M. to 3:00 P.M. and wished everyone Happy Holidays.

**COMMUNITY
DEVELOPMENT**

Community Development Director Joe Perez provided a reminder that City Hall is closed December 25th, December 26th, and January 1st. There will be no Planning Commission meeting on December 27th and the next meeting will be January 10th. He thanked the Planning Commission for their leadership and direction to staff throughout the year and wished everyone Happy Holidays.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:57 P.M.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

STAFF REPORT

DATE: JANUARY 10, 2024

TO: CHAIR SHULTZ AND MEMBERS OF THE PLANNING COMMISSION

FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

BY: TAMARA CAMPBELL, PRINCIPAL PLANNER

SUBJECT: PROPOSED GENERAL PLAN TECHNICAL AMENDMENT (GPA23018) TO: 1) AMEND TABLE 2-4 'SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS' TO ADD MINIMUM RESIDENTIAL DENSITIES; 2) AMEND TABLE 2-5 'GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONE DISTRICTS' TO CORRECT INACCURACIES; AND 3) MAKE OTHER UPDATES AND CLARIFICATIONS

RECOMMENDATION

Additional time is needed to complete the analysis for the proposed General Plan updates. Therefore, it is recommended that the Planning Commission open the public hearing and continue the public hearing for this agenda item to the January 24, 2024 Planning Commission meeting.

Prepared by:



Tamara Campbell
Principal Planner

Submitted by:



Joe Perez
Community Development Director

Reviewed by:

//s// *Maricela Marroquin*

Maricela Marroquin
Deputy City Attorney

City of Jurupa Valley

STAFF REPORT

DATE: JANUARY 10, 2024
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ANNUAL REORGANIZATION OF THE PLANNING COMMISSION
SELECTION OF CHAIR FOR 2024
SELECTION OF CHAIR PRO TEM FOR 2024

BACKGROUND

Rules of Procedures

The Planning Commission Rules of Procedures provides the following requirement for the annual reorganization:

C. Selection of Planning Commission Officers. At the last regular Planning Commission Meeting in December of each year, the Planning Commission shall select from among its members a Chair and Chair Pro Tempore to serve for the following year. The Chair and Chair Pro Tempore shall take office on January 1 of each year. The term of office for the Chair and the Chair Pro Tempore shall be a calendar year from January 1 through December 31.

D. Waiver of Rules. The Planning Commission shall have the authority to waive provisions of the procedures established by this policy unless the procedure is required. Failure of the Planning Commission to follow these procedures shall not invalidate or otherwise affect any action of the Planning Commission.

Inasmuch as the meeting on December 27, 2023 was cancelled, it is appropriate for the Commission to reorganize at the January 10, 2024 meeting. The Commission should waive the rule and proceed with the reorganization on this date.

Acting Chair

In order to proceed with the selection of the Chair, the Secretary of the Planning Commission (Community Development Director) will act as Chair to call the meeting to order and moderate the meeting until the voting members select a Chair as the first item of business.

PROCEDURE

Selection of the Chair for 2024

1. Secretary of the Commission (Community Development Director) will act as the Chair during the selection of the Chair for 2024.
2. The Secretary will ask for a motion and a second to waive the rule for reorganizing the Commission at the last meeting of December and select a Chair and Chair Pro Tem on January 10, 2024.

City of Jurupa Valley

3. The Secretary will call for nominations for the office of Chair for 2024. A nomination does not require a second.
4. When no further nominations are evident, the Secretary will ask for a motion and a second to close nominations.
5. Upon a majority vote to close nominations, the Secretary will ask for a motion and a second to select a nominee for the office of Chair.
6. Upon a majority vote on a motion to select a Chair, the Secretary will relinquish the gavel to the newly selected Chair.

Selection of the Chair Pro Tem

The newly selected Chair will follow the same procedure outlined above for the selection of a Chair Pro Tem.

Prepared by:



Joe Perez
Community Development Director

Reviewed by:

//s// Maricela Marroquín

Maricela Marroquín
Deputy City Attorney