



PLANNING COMMISSION AGENDA

**WEDNESDAY, JANUARY 14
AT 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: ccortez@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

ARLEEN PRUITT

CHAIR PRO TEM

LAURA SHULTZ

COMMISSIONERS

URIEL DE LA TORRE

PENNY NEWMAN

CHRISTOBAL ROSALES

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

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

SELECTION OF PLANNING COMMISSION CHAIR FOR 2026

SELECTION OF PLANNING COMMISSION CHAIR PRO TEM FOR 2026

Documents:

[ITEM NO. 4.PDF](#)

ITEM NO. 5

PROJECT: PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. MA24018: CONDITIONAL USE PERMIT (CUP) NO. 24002 & SITE DEVELOPMENT PERMIT NO. 25147 TO ALLOW A RESTAURANT WITH ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES – SPECIFICALLY BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 5667 MISSION BLVD. (APN: 179-112-026); APPLICANT: NOHEMI PENICHE

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0001: 1. Approving Conditional Use Permit (CUP) No. 24002 & Site Development Permit No. 25147 to allow the establishment of a restaurant with on-site sale and consumption of alcoholic beverages – specifically beer, wine, and distilled spirits located at 5667 Mission Boulevard; and 2. Finding that the project is exempt under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the Project involves the operation of a restaurant with ancillary bar (beer, wine, and distilled spirits) that involves the negligible expansion of an existing use.

Documents:

[ITEM NO. 5.PDF](#)

ITEM NO. 6

PROJECT: CONTINUED PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 24004 (ZCA24004) AN AMENDMENT TO TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE THAT: 1) AMENDS REGULATIONS PERTAINING TO HOME OCCUPATIONS; 2) ADDS SECTION 9.240.570 ESTABLISHING HOME OCCUPATION DEVELOPMENT, DESIGN, AND OPERATIONAL STANDARDS; 3) ALLOWS HOME OCCUPATIONS IN ALL ZONES THAT PERMIT SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS; AND 4) MAKES A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15061(B)(3)

RECOMMENDATION: That the Planning Commission conduct a public hearing and, by motion, adopt Resolution No. PC-0002 recommending that the City Council: Approve Zoning Code Amendment No. 24004 (ZCA24004) to Title 9 of the Jurupa Valley Municipal Code that: 1) amends regulations pertaining to Home Occupations; 2) adds Section 9.240.570 establishing Home Occupation Development, Design, and Operational Standards; 3) allows Home Occupations in all zones that allow single-family and multifamily dwellings; and 4) makes a finding of exemption pursuant to the California Environmental Quality Act Section 15061(b)(3).

Documents:

[ITEM NO. 6.PDF](#)

ITEM NO. 7

PROJECT: A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39119 FOR A RESIDENTIAL SUBDIVISION MAP CONSISTING OF 42-SINGLE SINGLE-FAMILY DETACHED LOTS AND FIVE LETTER LOTS, CONCEPTUAL GRADING WITHIN PLANNING AREA 10 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160-050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC-0003: 1. Approving Tentative Tract Map (TTM) No. 39119 for a 42-lot single-family detached subdivision with 5 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 10 (PA-10), and 2. Adopt Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 7.PDF](#)

ITEM NO. 8

PROJECT: A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39120 FOR A 55-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 6 LETTERED LOTS, AT PLANNING AREA 11 OF THE VERNOLA RANCH SPECIFIC PLAN AT ASSESSOR'S PARCEL NUMBER 160-050- 087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC- 0004: 1. Approving Tentative Tract Map (TTM) No. 39120 for a 55-lot single-family detached subdivision with 6 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 11 (PA-11), at a portion of Assessor's Parcel Number 160-050-087, and 2. Adopt a Previous Environmental Determination (PED), making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

Documents:

[ITEM NO. 8.PDF](#)

ITEM NO. 9

PROJECT: A PUBLIC HEARING TO CONSIDER TENTATIVE TRACT MAP NO. 39122 FOR A 90-LOT SINGLE FAMILY DETACHED SUBDIVISION, AND 7 LETTER LOTS, AT PLANNING AREA 14 OF THE VERNOLA RANCH SPECIFIC PLAN LOCATED AT ASSESSOR'S PARCEL NUMBER 160- 050-087, AND FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion adopt Resolution No. PC- 0005: 1. Approving Tentative Tract Map (TTM) No. 39122 for a 90-lot single-family detached residential subdivision, including 7 lettered lots and conceptual grading within the Vernola Ranch Specific Plan, Planning Area 14 (PA-14), a portion of assessor's parcel number 160-050-087, and 2. Adopting a Previous Environmental Determination (PED) for the project, making a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15162, as the project is consistent with the certified Vernola Ranch Specific Plan Environmental Impact Report.

Documents:

[ITEM NO. 9.PDF](#)

VI. COMMISSION BUSINESS

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Planning Commission meeting on Wednesday, January 28, 2026.

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