



PLANNING COMMISSION AGENDA

WEDNESDAY, APRIL 13, 2022

STUDY SESSION AT 6:00 P.M.
REGULAR SESSION AT 7:00 P.M.

CITY OF JURUPA VALLEY
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.*

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.*

STUDY SESSION - 6:00 P.M.

I. CALL TO ORDER AND ROLL CALL

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

II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

III. COMMISSION BUSINESS

ITEM NO. 1

STUDY SESSION: Master Application (MA) No. 22045 (PAR22010)

PROJECT: 263 unit residential development consisting of 62 single-family lots, 119 townhomes, and 82 single-family clustered units. A commercial component will consist of 4 acres

LOCATION: Limonite Avenue bounded by Wineville Avenue to the west, 63rd Street to the south, and Dollar Self Storage to the east (APNS: 157-250-013 & 157-250-011)

APPLICANT: Wineville Marketplace, LLC

Documents:

[ITEM NO. 1.PDF](#)

REGULAR SESSION - 7:00 P.M.

I. CALL TO ORDER AND ROLL CALL

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

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. COMMISSION BUSINESS

ITEM NO. 1

CONTINUED STUDY SESSION (if necessary): Master Application (MA) No. 22045 (PAR22010)

PROJECT: 263 unit residential development consisting of 62 single-family lots, 119 townhomes, and 82 single-family clustered units. A commercial component will consist of 4 acres

LOCATION: Limonite Avenue bounded by Wineville Avenue to the west, 63rd Street to the south, and Dollar Self Storage to the east (APNS: 157-250-013 & 157-250-011)

APPLICANT: Wineville Marketplace, LLC

V. CONSENT CALENDAR

Agenda Items 2, 3, 4 and 5 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. 2

Approval of Agenda

ITEM NO. 3

Approval of the Minutes

- March 23, 2022 Regular Meeting

Documents:

[ITEM NO. 3.PDF](#)

ITEM NO. 4

Summary of City Council Actions and Development Update

Documents:

[ITEM NO. 4.PDF](#)

ITEM NO. 5

City Manager's update report

Documents:

[ITEM NO. 5.PDF](#)

ITEM NO. 6

Consideration of any items removed from Consent Calendar

VI. PUBLIC HEARINGS

NONE.

VII. COMMISSION BUSINESS

ITEM NO. 7

Presentation on various development projects

Documents:

[ITEM NO. 7.PDF](#)

VIII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IX. PLANNING COMMISSIONER'S REPORTS AND COMMENTS

X. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

XI. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday,
April 27, 2022