



PLANNING COMMISSION AGENDA

WEDNESDAY, MAY 24, 2023 @ 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	YESENIA VILLAGOMEZ
PENNY NEWMAN	

II. PLEDGE OF ALLGIANCE

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

- May 10, 2023 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Consideration of any items removed from Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: Master Application No. 23111: Revision No. 1 to Site Development Permit No. 18044, a request to modify Condition of Approval No. 9 to require a deposit payment for the design and construction of an off-site equestrian trail within the right of way of Castellanos Road and determining that no further CEQA review is required pursuant to CEQA Guidelines Section 15162.

LOCATION: Right of Way South of Rubidoux Boulevard, East of Castellano Road (APN: 175-170-024)

RECOMMENDATION: It is recommended that the Planning Commission open the public hearing and continue the public hearing to the June 14th, 2023, Planning Commission meeting. Additional time is needed to review the application.

Documents:

[ITEM NO. 4.PDF](#)

ITEM NO. 5

PROJECT: Appeal No. 23002: A request for a setback adjustment for the decrease of the rear yard setback from ten (10) feet to two and a half (2 1/2) feet.

LOCATION: 3917 BOULDER DRIVE (APN: 174-393-040)

RECOMMENDATION: By motion, sustaining the Community Development Director's approval of a setback adjustment to reduce the rear yard setback from ten (10) feet to six (6) feet for a patio cover, thereby denying the proposed setback adjustment for the rear yard from ten (10) feet to two and half (2 1/2) feet.

Documents:

[ITEM NO. 5.PDF](#)

ITEM NO. 6

PROJECT: Zoning Code Amendment No. 22004 adding Chapter 4.15 and Amendments to Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code to prohibit Short Term Rentals and find that the project is exempt from California Environmental Quality Act (CEQA) review pursuant to the commonsense exemption, CEQA Guidelines Section 15061(b)(3)

RECOMMENDATION: That the Planning Commission adopt Resolution No. PC-2023-12 recommending that the City Council approve Zoning Code Amendment No. 22004 to add Chapter 4.15 to the Jurupa Valley Municipal Code relating to the prohibition of short-term rentals and the requirements for home-sharing businesses making related amendments to Chapter 9.35 and finding an exemption from CEQA under Section 15061(b)(3) of the CEQA Guidelines.

Documents:

[ITEM NO. 6.PDF](#)

ITEM NO. 7

PROJECT: Proposed amendments to ensure compliance with the Regional Housing Needs Allocation (RHNA): 1) General Plan Land Use Map Amendments (GPA23005, GPA23006, GPA23007, GPA23008); 2) Zoning Map Amendments (CZ23008, CZ23009, CZ23010, CZ23011); approving an addendum to a certified programmatic final Environmental Impact Report and adopting findings pursuant to the California Environmental Quality Act.

RECOMMENDATION: By motion, adopt Planning Commission Resolution No. PC-2023-09 recommending that the City Council:

1. Approve an Addendum to a certified programmatic final Environmental Impact Report and adopt findings pursuant to the California Environmental Act;
2. Adopt proposed General Plan Land Use Map Amendments (GPA23005, GPA23006, GPA23007 and GPA23008); and
3. Adopt proposed Zoning Map Amendments (CZ23008, CZ23009, CZ23010 and CZ23011)

Documents:

ITEM NO. 7.PDF

VI. COMMISSION BUSINESS

None.

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, June 14, 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