



PLANNING COMMISSION AGENDA

WEDNESDAY, AUGUST 10, 2022 @ 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.

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

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items 1, and 2 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

- July 27, 2022 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Summary of City Council Actions and Development Update

Documents:

[ITEM NO. 3.PDF](#)

ITEM NO. 4

Consideration of any items removed from Consent Calendar

V. PUBLIC HEARING

ITEM NO. 5

PROJECT: Zoning Code Amendment No. 22007 amending various sections of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code to add Development Standards for Automobile Fueling Stations (Continued from July 27, 2022).

RECOMMENDATION: The Planning Commission adopt Resolution No. 2022-08-10-02 recommending that the City Council approve Zoning Code Amendment No. 22007 to amend the Jurupa Valley Zoning Code, creating development standards for automobile fueling stations.

Documents:

[ITEM NO. 5.PDF](#)

ITEM NO. 6

PROJECT: Master Application No. 21180: Conditional Use Permit No. 21006 to allow the construction of a new disposal service operations use with approximately 37,025 square feet of industrial and office use buildings, new outdoor vehicle and bin storage, and parking lot with fueling facility on 9.82 acres of land in the M-H (Manufacturing-Heavy) zone.

LOCATION: South side of Agua Mansa Road between Wilson Street and Rail Spur Crossing, APN: 175-180-012 and 175-180-016.

APPLICANT: Burrtec Waste Industries, Inc.

RECOMMENDATION: By, motion, adopt Planning Commission Resolution No. 2022-08-10-01 (1) adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and (2) approving Conditional Use Permit No. 21006.

Documents:

[ITEM NO. 6.PDF](#)

VI. COMMISSION BUSINESS

None.

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONER'S REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, August 24, 2022.