



## PLANNING COMMISSION AGENDA

WEDNESDAY, SEPTEMBER 28, 2022  
STUDY SESSION @ 6:00 P.M.  
REGULAR SESSION @ 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>*

**STUDY SESSION - 6:00 P.M.**

**I. CALL TO ORDER AND ROLL CALL**

<b>CHAIR</b>	<b>COMMISSIONERS</b>
HAKAN JACKSON	PENNY NEWMAN
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	LAURA SHULTZ
VACANT	

**II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**III. COMMISSION BUSINESS**

**ITEM NO. 1**

**STUDY SESSION:** Master Application (MA) No. 22096 Pre-Application Review (PAR) NO. 22015 for a 59-Unit Townhome development on 3.06 acre property.

Documents:

[ITEM NO.1.PDF](#)

**REGULAR SESSION - 7:00 P.M.**

**I. CALL TO ORDER AND ROLL CALL**

<b>CHAIR</b>	<b>COMMISSIONERS</b>
HAKAN JACKSON	PENNY NEWMAN
	ARLEEN PRUITT
<b>CHAIR PRO TEM</b>	LAURA SHULTZ
VACANT	

**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. 22096 Pre-Application Review (PAR) NO. 22015 for a 59-Unit Townhome development on 3.06 acre property.

**V. CONSENT CALENDAR**

Agenda Items 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. 2**

Approval of Agenda

## **ITEM NO. 3**

Approval of the Minutes

- September 14, 2022 Regular Meeting

Documents:

[ITEM NO. 3.PDF](#)

## **ITEM NO. 4**

Consideration of any items removed from Consent Calendar.

## **VI. PUBLIC HEARING**

### **ITEM NO. 5**

**PROJECT:** Master Application No. 22051: Vesting Tentative Tract Map (VTTM) No. 38257 for 118 condominiums on 7.94 acers.

**LOCATION:** Southwest corner of Limonite Avenue and Beach Street, Jurupa Valley CA (APN: 162-230-012)

**APPLICANT:** Century Communities of California, LLC

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. 2022-09-28-01 approving Vesting Tentative Tract Map (VTTM) No. 38257, and Neighborhood Development Plan (NDP) to allow for the construction of 118 condominiums on a 7.94 acre site at the southwest corner of Limonite Avenue and Beach Street (Lot 7 within Planning Area 2 of the Paradise Knolls Specific Plan (SP) subject to the attached, recommended conditions of approval.

Documents:

[ITEM NO. 5.PDF](#)

### **ITEM NO. 6**

**PROJECT:** Zoning Code Amendment No. 22008 Amending the City of Jurupa Valley Municipal code relating to Religious Institute Affiliated Housing Developments (RIAHDS) as required by Assembly Bill 1851.

**RECOMMENDATION:** By motion, adopt Resolution No. 2022-09-28-03 recommending that the City Council approve Zoning Code Amendment No. 22008 amending Section 9.240.120 (Off-street vehicle parking) of the Jurupa Valley Municipal Code and Chapter 9.10 (Definitions) pertaining to religious institute affiliated housing developments.

Documents:

[ITEM NO 6.PDF](#)

## **VII. COMMISSION BUSINESS**

None.

## **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, October 12, 2022.