



## PLANNING COMMISSION AGENDA

WEDNESDAY, JUNE 14, 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](mailto: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 ALLEGIANCE

## III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

## IV. CONSENT CALENDAR

Agenda Items 1, 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. 1

Approval of Agenda

### ITEM NO. 2

Approval of the Minutes

- May 24, 2023 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

### ITEM NO. 3

**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:** By motion, adopt Resolution No. PC-2023-12 recommending denial of Zoning Code Amendment No. 22004 to add Chapter 4.15 and amendments to Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code to prohibit short term rentals.

Documents:

[ITEM NO. 3.PDF](#)

### ITEM NO. 4

**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 for an existing patio cover.

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

**RECOMMENDATION:** By motion, adopt Resolution No. PC-2013-11 granting an appeal of and reversing the Community Development Director's approval of a setback adjustment to decrease the rear yard setback from ten (10) feet to two and a half (2 1/2) feet for an existing attached patio cover at 3917 Boulder Drive and making a finding of exemption under California Environmental Quality Act.

Documents:

[ITEM NO. 4.PDF](#)

#### **ITEM NO. 5**

Consideration of any items removed from Consent Calendar.

### **V. PUBLIC HEARING**

#### **ITEM NO. 6**

**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.

**RECOMMENDATION:** It is recommended that the Planning Commission reconvene and close the continued public hearing and table the item to allow for additional analysis and consideration by the Community Development Department to process the application. The item will be reintroduced and appropriately re-noticed at a later date.

Documents:

[ITEM NO. 6.PDF](#)

#### **ITEM NO. 7**

**PROJECT:** Amend Regulations Pertaining to (1) Accessory Buildings, Traditional Neighborhood Design Standards, and Fences, (2) Establish Setbacks in the R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, W-2 Zones, (3) Make Definitional Change and (4) Determine the proposed

Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3)

**RECOMMENDATION:** That the Planning Commission conducts a public hearing and, by motion, adopt Resolution No. PC-2023-08 recommending that the City Council:

1. Approve Zoning Code Amendment No. 22010 amending Title 9 to (a) amend regulations pertaining to accessory buildings, traditional neighborhood design standards, and fences; (2) establish setback in the R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, W-2 Zones, and (2) make changes to Title 9's definitions; and

2. Make a finding of exemption under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)

Documents:

[ITEM NO. 7.PDF](#)

## **VI. COMMISSION BUSINESS**

### **ITEM NO. 8**

**PROJECT:** Conformance of the City of Jurupa Valley's Capital Improvement Program for Fiscal Year 2023-2024 with the City of Jurupa Valley General Plan and Determine this is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(B)(4)

**RECOMMENDATION:** Adopt Planning Commission Resolution No. PC-2023-13, finding that the City of Jurupa Valley's Capital Improvement Program (CIP) for Fiscal Year 2023-24 (FY23/24) is consistent with the City of Jurupa Valley's General Plan.

Documents:

[ITEM NO. 8.PDF](#)

## **VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

## **VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS**

## **IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

## **X. ADJOURNMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, June 28, 2023.

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](http://www.jurupavalley.org)