

City of Jurupa Valley

AGENDA ITEM NO. 5.1
MINUTES
PLANNING COMMISSION
January 26, 2022

1. CALL TO ORDER AND ROLL CALL

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:02 p.m. on January 26, 2022 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commission Member
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Member (s) absent:

- Penny Newman, Chair

2. PUBLIC APPEARANCE/COMMENTS – None.

3. STUDY SESSION: MASTER APPLICATION NO. 17132 (GPA18003, CZ21003, TPM37677 & DA19001) – PROPOSAL: “RUBIDOUX COMMERCE PARK” – 1.2 MILLION SQUARE FOOT INDUSTRIAL BUILDING LOCATED EASTERLY OF MONTANA AVENUE, WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET AND TWO PARCELS ARE LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET

Joe Perez, Community Development Director, introduced the item. Mr. Perez informed the Commission that this item is to introduce the project to the Commission and receive feedback. The Commission will not take action on this item. Staff will receive feedback and questions from each Commissioner and members of the audience. The project will be brought back to the Planning Commission for a future public hearing.

Mr. Perez also informed the Commission that the City received two emails from the following:

- Diana Smith, speaking in favor of the project.
- Southwest Regional Council of Carpenters requesting labor union representation for the project.

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Mr. Jim Pechous, Principal Planner, presented the staff report and provided an overview of the proposed project.

Mr. Ernest Perea, CEQA Administrator, provided a review of the Environmental Impact Report and Mitigation Monitoring and Reporting Plan (MMRP).

COMMISSIONER DISCUSSION

- The Commission requested more information on the truck traffic impacts, particularly on Rubidoux Blvd. The Commission asked several follow up questions which included, what impacts to the road system will the additional truck traffic from the Project have? What road improvements will be required? How does this help improve traffic levels of service?
- There was discussion on the future tenants of the warehouse distribution building. The Commission asked what provisions can be made to ensure they provide quality, high-paying jobs, with good benefits. They also asked if the City can require future tenants to give preference to City residents in hiring, particularly in the context of the development agreement? The City Attorney Maricela Marroquin said she would analyze the City's options regarding hiring preferences and provide a response to the Commission. A discussion ensued regarding the possible use of proposed Trade Tech Center in the Rio Vista Specific Plan Area as a source per job placement.
- The Commission also discussed air quality impacts on nearby neighborhood. A condition requiring the provision of air filtration systems for the existing houses in the area.
- The Commission requested more information on street maintenance in regards to specific streets; more information on routes the trucks will take and any prohibited streets for travel; and a more detailed map showing truck routes.
- The Commission also discussed the need for the project to provide direct benefits to the community such as improvements to streets, gutters, sidewalks, streetlights etc.

REGULAR SESSION

1. 7:01 P.M. – Call to Order and Roll Call

Members present:

- Arleen Pruitt, Chair Pro Tem
- Armando Carmona, Commission Member
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Member (s) absent:

- Penny Newman, Chair

2. PLEDGE OF ALLEGIANCE – Commissioner Jackson led the Pledge of Allegiance.

3A. PUBLIC APPEARANCE / COMMENTS – None.

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3B. CONTINUED STUDY SESSION: MASTER APPLICATION NO. 17132 (GPA18003, CZ21003, TPM37677 & DA19001) – PROPOSAL: “RUBIDOUX COMMERCE PARK” – 1.2 MILLION SQUARE FOOT INDUSTRIAL BUILDING LOCATED EASTERLY OF MONTANA AVENUE, WESTERLY OF WEST RIVERSIDE CANAL, SOUTHERLY OF 25TH STREET, NORTHERLY OF 28TH STREET AND TWO PARCELS ARE LOCATED SOUTHEAST OF THE WEST RIVERSIDE CANAL AND NORTHWEST OF AVALON STREET, AND EAST OF 28TH STREET

Mr. Matt Englhard, Applicant, provided a summary of the proposed project. Mr. Englhard discussed the economic benefits his proposed project will provide to the Community.

PUBLIC COMMENTS OPENED

Jesus Zambrano, resident, spoke in favor of this project. Mr. Zambrano requested that the funding received for the proposed project be used to upgrade the Rubidoux area by improving the sidewalks and lighting.

Juan Munoz, Southwest Regional Council of Carpenter, requested that the City require the developer provide local hire and use skilled and trained workforce to build the project.

Chair Pro Tem recessed at 7:42 pm and reconvened at 7:50 pm.

3.2 ANNUAL REORGANIZATION OF THE PLANNING COMMISSION

Community Development Director, Mr. Joe Perez, explained the procedure for Commission’s annual reorganization and recommend that the Planning Commission select a Chair and Chair Pro Tem.

Chair Pro Tem Pruitt nominated Commissioner Jackson as Chair.

Roll Call vote was taken for the nomination of Commissioner Jackson as Chair:

Ayes: Pruitt, Carmona, Jackson, Shultz

Noes: None

Abstained: None

Absent: Newman

The motion to vote in favor of Commissioner Jackson as Chair was approved by (4-0-1) with Commissioner Newman absent.

The gavel was relinquished to Chair Jackson.

Commissioner Shultz nominated Commissioner Newman as Chair Pro Tem. Chair Pro Tem Pruitt nominated Commissioner Carmona as Chair Pro Tem.

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Roll call vote was taken for the nomination of Commissioner Newman as Chair Pro Tem:

Ayes: Shultz

Noes: Pruitt, Carmona, and Jackson

Abstained: None

Absent: Newman

The motion to vote in favor of Commissioner Newman as Chair Pro Tem failed by (1-3-1), with Commissioner Newman absent.

Roll call vote was taken for the nomination of Commissioner Carmona as Chair Pro Tem:

Ayes: Pruitt, Carmona, Jackson and Shultz

Noes: None

Abstained: None

Absent: Newman

The motion to vote in favor of Commissioner Carmona as Chair Pro Tem was approved by (4-0-1) with Commissioner Newman absent.

4. APPROVAL OF AGENDA

Commissioner Shultz moved and Commissioner Pruitt seconded a motion to approve the January 26, 2022 agenda. The motion was approved (4-0-1) with Commissioner Newman absent.

Ayes: Jackson, Carmona, Pruitt and Shultz

Noes: None

Abstained: None

Absent: Newman

5A. CONSENT CALENDAR

5.1. APPROVAL OF THE MINUTES

- November 10, 2021 Regular Meeting
- December 8, 2021 Regular Meeting
- December 22, 2021 Adjourned Meeting
- January 12, 2022 Adjourned Meeting

5.2. SUMMARY OF CITY COUNCIL ACTIONS & DEVELOPMENT UPDATES

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Commissioner Pruitt moved and Chair Pro Tem Carmona seconded a motion to approve the Consent Calendar. The motion was approved (4-0-1) with Commissioner Newman absent.

Ayes: Jackson, Carmona, Pruitt and Shultz

Noes: None

Abstained: None

Absent: Newman

5B. CONSIDERATION OF ANY ITEM REMOVED FROM CONSENT CALENDAR – None.

6. PUBLIC HEARINGS

6.1 CHANGE OF ZONE NO. 21016 (CZ21016) PROJECT: 1) REZONE LAND USE AREA 13 (LUA 13) CONSISTING OF CHANGING APPROXIMATELY 44 COMBINED ACRES LOCATED NORTH OF THE SANTA ANA RIVER AND EAST OF CREST STEEL (APN 185-210-004, 185-210-005, 185-210-009) FROM M-H (MANUFACTURING-HEAVY) TO W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) AND 2) REZONE LAND USE AREA 18 (LUA 18) CONSISTING OF CHANGING APPROXIMATELY 40 COMBINED ACRES (APN 169-290-005, 169-290-004, 169-290-008, 169-290-010, 169-300-015, 169-300-002, 165-050-016) FROM R-2 AND R-R TO W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) AT THE SOUTHEAST CORNER OF VAN BURDEN BLVD. AND JURUPA RD. PART OF THE GENERAL PLAN CONSISTENCY PROGRAM FOR GROUP 3

Joe Perez, Community Development Director requested that this item be taken off the calendar and be brought back at a future Planning Commission meeting due to required changes to the public hearing notice.

Commissioner Shultz moved and Chair Pro Tem Carmona seconded a motion to take this item off the calendar. The motion was approved (4-0-1), with Commissioner Newman absent.

Ayes: Jackson, Carmona, Pruitt and Shultz

Noes: None

Abstained: None

Absent: Newman

6.2 MASTER APPLICATION (MA) NO. 21312: REQUEST FOR A ONE (1) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP (TTM) NO. 37211 – SCHEDULE “A” SUBDIVISION LOCATED AT SEC CANAL STREET AND OPAL STREET (APNS: 177-130-007 & 177-142-018) APPLICANT: SEQUANATA PARTNERS, LP

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Rocio Lopez, Senior Planner, provided a staff report that included the history of the proposed project and past approvals. On March 21, 2019, the City Council approved Tentative Tract Map for a thirty six (36) month approval period. The applicant filed for a one (1) year Extension of Time to allow sufficient time to complete the recordation of the map. The applicant has submitted the final map to the Engineering Department for review and the applicant is working on addressing corrections requested by the Engineering Department. The applicant anticipates having the final tract map recorded prior to the March 21, 2023 expiration date.

PUBLIC HEARING OPENED

Paul Langford, Applicant for Sequanata Partners, LP, informed the Commission that the extension of time request is due to the extensive time needed to complete the Riverside County Flood Control plans and complete the permit process for the sound wall with Caltrans. The applicant anticipates the map will be recorded in 2022.

PUBLIC HEARING CLOSED

Commissioner Pruitt moved and Commissioner Shultz seconded a motion to adopt Resolution No. 2022-01-26-02 approving a one (1) year extension of time for Tentative Tract Map (TTM) No. 37211, subject to previously adopted Conditions of Approval. The motion was approved (4-0-1), with Commissioner Newman absent.

Ayes: Jackson, Carmona, Pruitt and Shultz

Noes: None

Abstained: None

Absent: Newman

Community Development Director, Joe Perez, informed the Commission that Rocio Lopez, Senior Planner, will be leaving the City and thanked her for her service.

Commissioner Pruitt congratulated and thanked Rocio Lopez for her service.

Chair Pro Tem Carmona also congratulated Rocio Lopez on her new endeavor.

Commissioner Shultz congratulated and thanked Rocio Lopez for her years of service in Jurupa Valley.

Chair Jackson echoed everyone's sentiments and congratulated Rocio Lopez.

7. COMMISSION BUSINESS

7.1 SIX MONTH UPDATE OF MA17239 AND MA1900 (SDP19092) APPROVALS TO LEGALIZE A BARN AND A GAZEBO FOR RESIDENTIAL ACCESSORY USE LOCATED AT 5250 STONE AVENUE (APN 166-090-002) APPLICANT: GLORIA DE HARO

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Miguel Del Rio, Associate Planner, provided a PowerPoint presentation for this item. The Planning Commission previously approved two (2) entitlements to legalize detached accessory structures: a 2,312 square foot gazebo and a 2,284 square foot barn. Since the Planning Commission approval in June 2021, the property owner has not submitted a building permit application to obtain proper building permits for both structures. Building permits are required to legalize the structures. The applicant has indicated difficulties acquiring the architectural plans she needs to submit a building permit application and will continue to work with her engineer to prepare plans and submit an application soon. Per the Conditions of Approval and Zoning Code, the property owner has two (2) years to obtain a building permit, otherwise the approval will expire on June 9, 2023. Also, since there is an open code violation, the property owner should obtain building permits as soon as possible to avoid citations and liens on the property. The Code Enforcement Department will continue to monitor the case. The Code Enforcement Department and the Riverside County Sheriff's Department have not received any complaints related to the approved structures or the property since the Planning Commission's approval in June 2021.

Commissioner Shultz moved and Commissioner Pruitt seconded a motion to receive and file a six month update as required by Condition of Approval No. 10 of Site Development Permit No. 1768 and Site Development Permit No. 19092 on the project's adherence to all conditions of approval and any code enforcement violations. The motion was approved (4-0-1), with Commissioner Newman absent.

Ayes: Jackson, Carmona, Pruitt and Shultz

Noes: None

Abstained: None

Absent: Newman

8. PUBLIC APPEARANCE / COMMENTS – None.

9. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Shultz thanked Commissioner Newman for her outstanding service as Chair and congratulated the new Chair and Chair Pro Tem.

Chair Pro Tem also thanked Commissioners Newman and Pruitt for their service as Chair and Chair Pro Tem.

Chair Jackson thanked Commissioners Newman and Pruitt for their service.

10. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Community Development Director Perez wished everyone a Happy New Year and congratulated the new Chair and Chair Pro Tem.

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Mr. Perez announced that Grizelda Reed will now be working in the City Manager's office and introduced Erika Soriano who will be the new Administrative Services Coordinator with the Community Development Department.

Mr. Perez summarized the actions at the January 20, 2022 City Council meeting: (1) the study session for Affordable Housing in Lieu Fees Study (2) Introduction of Zoning Code Amendment No. 21009, Implementing Traditional Neighborhood Design Standards for new residential subdivisions that exceed two (2) units per acre and (3) Adoption of Interim Urgency Ordinance related to Senate Bill 9.

11. ADJOURNMENT

There being no further business before the Planning Commission, Chair Jackson adjourned the meeting at 8:44 P.M.

Respectfully submitted,



Joe Perez, Community Development Director
Secretary of the Planning Commission