

# City of Jurupa Valley

## PLANNING COMMISSION MINUTES

February 8, 2023

- CALL TO ORDER** Chair Laura Shultz called the Regular Planning Commission meeting to order at 7:00 P.M.
- ROLL CALL**
- Members Present:**
- Laura Shultz, Chair
  - Arleen Pruitt, Commission Member
  - Hakan Jackson, Commission Member
  - Yessenia Villagomez, Commissioner Member
- Members Absent**
- Penny Newman, Chair Pro Tem
- PLEDGE OF ALLEGIANCE** Laura Shultz led the Pledge of Allegiance.
- PUBLIC COMMENTS/  
APPEARANCE** No Comments Received.
- CONSENT CALENDAR** Agenda Items 2, 3 and 4 were unanimously approved by the motion of Commissioner Pruitt and seconded by Commissioner Jackson. The motion carried (3-1-1).
- Ayes: Shultz, Jackson, Pruitt
- Noes: None
- Abstained: Villagomez
- Absent: Newman

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## **PUBLIC HEARING**

### **MASTER APPLICATION NO.20219 GENERAL PLAN AMMENDMENT, CHANGE OF ZONE, SET BACK ADJUSTMENT, SITE DEVELOPMENT PERMIT, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONOTORING ABD REPORTING PROGRAM TO ALLOW THE CONSTRUICION OF A NEW 98,157 SQUARE FOOT GATED MINI STORAGE FACILITY WITH FIVE STORAGE BUILDINGS.**

Luis Lopez, Principal Planner, provided a Power-Point Presentation on the proposed General Plan Amendment, Change of Zone, Setback Adjustment and Site Development Permit. The applicant Platinum Storage Group, is seeking approval for a new Mini-Storage Facility on 4.73 acres of vacant land. The project includes the construction of approximately 98,157 square feet of new mini-storage buildings four 1-story buildings, one 2-story building, including a manager's office, six customer parking spaces and perimeter landscaping and fencing improvements.

Principal Planner Lopez added that the proposed development would require a General Plan Amendment to change the land use designation from Business Park to Light Industrial, and corresponding Change of Zone from Manufacturing- Heavy to Industrial Park. A set back adjustment is needed to reduce the required 50-foot rear yard setback from 50 feet to 23 feet and a Site Development Permit is required to allow a self-storage facility in the IP zone.

Commissioner Pruitt requested clarification regarding the drive way entrance off Clay Street and the traffic circulation. She also inquired about future street improvements.

Principal Planner Lopez, informed the Commission that the new drive way would allow up to 10 vehicles before extending out to the street.

Assistant Engineer Lillyanna Diaz informed the Commission there is a future Capital Improvement project that will widen Van Buren Street from the Santa Ana River to Limonite Avenue.

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Commissioner Villagomez inquired on the Change of Zone impact to the surrounding areas. Commissioner Villagomez also asked for clarification on the Mitigated Negative Declaration.

Principal Planner Lopez, informed the Commission that the proposed land use designation is Business Park and would not allow mini storage. The change of zone to Industrial Park would allow for mini storage.

Principal Planner Lopez explained to the Commission that the proposed project is subject to California Environmental Quality Act (CEQA) and must go through a checklist of requirements implemented by the state of California. The Environmental Impact Report helps to identify the environmental impact in the area. This project was characterized as a low impact project; therefore, a Mitigated Negative Declaration was determined deemed for this project.

Commissioner Villagomez inquired if the Change of Zone is approved, would the applicant be allowed to change the project and also, inquired what type of establishments would be permitted under the Light Industrial Zone.

Principal Planner Lopez informed the Commission that if the applicant chose to change the project, they would be need to apply for a new Entitlement application and would be subject to a Public Hearing. Mr. Lopez also provided a few examples of allowable usages in the Light Manufacturing such as office buildings, limited warehousing. The unique shape of the property would limit the type of usage.

Commissioner Jackson asked how the drainage will work in the project area and if there will be any future issues when the City receives a Flash Flood Alert.

Assistant Engineer Lillyanna Diaz informed the Commission that a Drainage study was conducted and the applicant will be required to provide Bio Retention Facilities off of Van Buren Boulevard and Clay Street.

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## **PUBLIC HEARING OPENED**

Rick Wallis, applicant Architect, informed the Commission that the design to allow the drive way entrance off of Clay Street would allow patrons to enter the storage facility with ease. Mr. Wallis also mentioned that storage facilities generate low traffic impacts.

Commissioner Pruitt inquired if there will be on-site staff Monday – Sunday.

Rick Wallis informed the Commission that there will be on-site staff Monday-Sunday.

Commissioner Villagomez inquired on the setback adjustments.

Ed Bondmen, applicant Civil Engineer, informed the Commission that the Union Pacific Railroad requires a minimum setbacks for residential projects, the proposed project is not residential and has a low impact on safety. Mr. Bondmen also addressed the narrow shape of the property would require a less restrictive setback requirements.

Skip Elefante, applicant, informed the Commission that this project will be a state of the art facility and that they will provide customers a great experience.

## **PUBLIC HEARING CLOSED**

### **COMMISSION DISCUSSION:**

- Commissioners agreed that the project will help improve the infrastructure in the area.
- Commissioners discussed that this zone change will have little to no impact on traffic.

Commissioner Pruitt moved and Commissioner Jackson seconded to approve Resolution No. 2023-02-08-02 recommending to the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program; 2) approve General Plan Amendment No. 20003, Change of Zone No. 21002, Setback Adjustment No. 230001 and Site Development Permit No. 23008 for Platinum Storage project with the following amendments architectural changes to Building A, Conditions of Approval 1.7

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remove the second sentence and Condition of Approval 3.3 add the language “If deemed needed by the City Engineer”.

The motion was approved (4-0-1) with the following amendments

Ayes: Shultz, Jackson, Pruitt and Villagomez

Noes: None

Abstained: None

Absent: Newman

## **COMMISSION BUSINESS**

None.

## **PUBLIC COMMENTS/ APPEARANCE**

No comments received.

## **PLANNING COMMISSIONERS’/ REPORTS/COMMENTS**

Commissioner Pruitt welcomed Commissioner Villagomez to the Planning Commission. Commissioner Pruitt inquired about the billboard on Van Buren advertising a new Sizzler Restaurant is opening in the City.

Joe Perez, Director of Community Development informed the Commission that the City has not received an application for a Sizzler Restaurant.

Commissioner Pruitt, informed the Commission and the residents of a Utility Assistance program that will help with future electrical and gas bills. Furthermore, she added that the City of Jurupa Valley was listed 15 as one of the safest Cities in the Country by MoneyGeek.com.

Commissioner Jackson, inquired on any updates from the Riverside Transit Agency regarding additional bus stops.

Chair Shultz expressed her appreciation for the community and for the residents attending the Planning Commission Meeting.

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## **COMMUNITY DEVELOPMENT**

Community Development Director Joe Perez informed the Commissioners of the following upcoming events:

- March 2<sup>nd</sup>, Joint Planning Commission and City Council Meeting to discuss Pedley Town Center Survey

Community Development Deputy Director Dianne Guevara provided additional information regarding the Pedley Town Center Study Session and invited the community to take the on-line survey.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:28 P.M.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission