

City of Jurupa Valley

PLANNING COMMISSION MINUTES

May 10, 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
- Penny Newman, Chair Pro Tem
- Arleen Pruitt, Commission Member
- Yessenia Villagomez, Commission Member

Member(s) Absent:

- Hakan Jackson, Commission Member

PLEDGE OF ALLEGIANCE

Commissioner Villagomez led the Pledge of Allegiance.

PUBLIC COMMENTS/ APPEARANCE

No Comments Received.

CONSENT CALENDAR

Agenda Items 1, 2 and 3 were unanimously approved by the motion of Chair Pro Tem Newman and seconded by Commissioner Pruitt. The motion carried (4-0), with Commissioner Jackson absent.

Ayes: Shultz, Newman, Pruitt, and Villagomez

Noes: None

Abstained: None

Absent: Jackson

PUBLIC HEARING

AMEND REGULATIONS PERTAINING TO (1) ACCESSORY

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ITEM 4

BUILDINGS, TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS, AND FENCES; (2) ESTABLISH SEBACKS 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 CHANGES; AND (4) DETERMINE THE PROPOSED ORDINANCE IS EXEMPT FROM CALIFORNIA ENVIORMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)

Jim Pechous, Principal Planner, provided a Power-Point Presentation on the proposed amendments to residential accessory building standards, setbacks to twelve zones, updates to definitions, wall and fence standards, and traditional neighborhood design standards.

Principal Planner Pechous informed the Commission that the proposed changes to the residential accessory building section of the code would clarify the standards applied to residential accessory buildings; add standards for attached and detached accessory buildings; increase the threshold on the size of an accessory building requiring a site development permit; prohibit guest quarters and eliminate the development standards which are no longer necessary because they can be built according to Accessory Dwelling Unit standard; add more design flexibility to the standards; and allow a second driveway and curb-cut for detached garage through a waiver review process.

Principal Planner Pechous informed the Commission that the proposed setbacks for twelve zones (R-2A, R-5, R-A, R-R, R-T, R-D, A-1, A-P, A-2, A-D, W-1, AND W-2), are being recommended because the Zoning Ordinance does not include a complete set of setbacks requirements. Principal Planner Pechous also informed the Commission that removal of R-1A Zone (Mountain Resort) is being proposed since the zone applies to properties over 4,000 feet elevation. Mount Jurupa, at 2,217 feet is the tallest point in Jurupa Valley.

The proposed amendment to the Wall and Fence standards proposes to prohibit the use of chain-link, barbed wire, concertina wire, chicken wire, or similar material. Consistent with City policy, a maximum height of six feet for a fence or wall in residential zones is proposed along with a requirement that the fence not be solid but be open to view above 42 inches within the required front and side yards.

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Commissioner Villagomez asked for clarification regarding the kitchen definition. Specifically allowing refrigerators in a barn or outdoor cooking area.

Principal Planner Pechous informed the Commission that the definition applies only to enclosed residential accessory buildings.

Commissioner Villagomez inquired about the proposed setbacks of 10 feet in the Agricultural zones.

Principal Planner Pechous informed the Commission that the proposed setback of 10 feet is standard.

Commissioner Villagomez asked if properties with chain link fences would be required to change the fence if the proposed amendment is approved.

Principal Planner Pechous informed the Commission that they would not be required to change the fence. The proposed amendments would be for new development.

Commissioner Pruitt asked for clarification regarding the proposed 10-foot setback in the Agricultural zones.

Principal Planner Pechous informed the Commission most Agricultural properties tend to be larger and would require a larger setback.

Commissioner Pruitt asked for clarification on which structures would not allow kitchens.

Principal Planner Pechous informed the Commission that enclosed building such as barns, garages, or storage sheds would not be allowed to have kitchens.

Chair Pro Tem Newman inquired if a gazebo or patio structure would allow for an outdoor kitchen area.

Principal Planner Pechous informed the Commission that a gazebo or patio structure would be able to have an outdoor kitchen area.

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Commissioner Villagomez inquired if a chain link fence needs to be replaced, would the property owner be allowed to replace the fence with a new chain link fence or would they be required to replace it under the proposed standards.

Principal Planner Pechous informed the Commission that the owner would be subject to the new development standards.

PUBLIC HEARING OPENED

Deanna Conner, resident, expressed concern regarding the repair and replacement of existing chain link fencing.

Garry Conner, resident, expressed concerns regarding wood fences and walls attracting graffiti.

COMMISSION DISCUSSION:

The Commission discussed needed changes to the proposed code amendments to be addressed at a future Planning Commission meeting. The requested changes included:

- Refine definition of kitchen to address refrigerators.
- Remove patio covers and gazebos from the Accessory Building definition.
- Add language clarifying that new fences standard are only applicable in new wall/fences.
- Allow flexibility to repair and or replace existing fencing.
- Differentiate between enclosed and outdoor kitchen areas.
- Clarity that new fence/wall standards are not to be retroactively applied to existing walls/fences.

Chair Pro Tem Newman moved and Commissioner Pruitt seconded to continue the item to the June 14, 2023 meeting. The motion was approved (4-0), with Commissioner Jackson absent.

Ayes: Shultz, Newman, Pruitt and Villagomez

Noes: None

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Abstained: None

Absent: Jackson

COMMISSION BUSINESS

None.

PUBLIC COMMENTS/ APPEARANCE

No comments received.

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Villagomez invited the Commission and residents to attend a Horse Trail clean up on Saturday, May 13, 2023, from 7:00 A.M. – 10 A.M., volunteers will meet at the corner of Bain Street and 60th Street.

Chair Pro Tem Newman reminded residents to clear any dry vegetation from their properties as fire season is approaching.

Commissioner Pruitt commended the residents of Jurupa Valley for assisting a resident in need of food.

Chair Shultz informed the Commission and residents that the Jurupa Valley Pro Rodeo is scheduled for June 7th and 8th at the Rick Thompson Arena. Volunteers are needed for the event.

COMMUNITY DEVELOPMENT

Community Development Director Joe Perez summarized the actions taken at the May 4, 2023 City Council meeting.

Community Development Director Perez also informed the Commissioners of the following events:

- May 12, 2023, Staff will be attending the 2023 APA California Chapter Inland Empire Section Awards Event. The City will be presented with the following awards:
 - Award of Excellence in the Hard-Won Victories Category for the Inclusionary Housing Ordinance.

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- Award of Excellence in the Economic Planning Category for the Shops at Jurupa Valley project
- May 16, 2023, at 5:00 P.M. - Inland Empire Technical Trade Center, Vision Workshop

ADJOURNMENT

There being no further business before the Planning Commission, Chair Shultz adjourned the meeting at 8:17 P.M.

Respectfully submitted,



Joe Perez, Community Development Director
Secretary of the Planning Commission