

City of Jurupa Valley

**IMPORTANT NOTICE:
FOR ONLINE PUBLIC PARTICIPATION SEE PAGE 3**

**MEETING AGENDA
OF THE PLANNING COMMISSION
Monday November 23, 2020
Adjourned Meeting: 7:00 P.M.
City of Jurupa Valley City Hall
City Council Chambers
8930 Limonite Ave., 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. The Commission Rules of Order require permission of the Chair to speak with anyone at the staff table or to approach the dais.
- B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Staff BEFORE the Chairman calls for Public Comments on an agenda item. Each agenda item up 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. If you wish to address the Planning Commission on a specific agenda item or during public comment, please fill out a speaker card and hand it to the Clerk with your name and address before the item is called so that we can call you to come to the podium for your comments. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. Exhibits must be handed to the staff for distribution to the Commission.
- 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 5 minutes.

REGULAR SESSION

1. 7:00 P.M. – Call to Order and Roll Call

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman

2. Pledge of Allegiance

3. Public Appearance/Comments (30 minutes)

4. Approval of Agenda

5. Approval of Minutes

5.1 October 7, 2020 Adjourned Meeting

5.2 November 10, 2020 Adjourned Meeting

6. Public Hearings

6.1 MASTER APPLICATION (MA) NO. 20114 (CUP20005 & PCN20001): PROPOSED BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AT A GASOLINE SERVICE STATION AND CONVENIENCE STORE

LOCATION: NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD AND PIER ENTERPRISES WAY (APN: 160-040-044)

APPLICANT: SAM CHEBEIR & PIER ENTERPRISES

The City of Jurupa Valley determined that the project is exempt pursuant to CEQA Guidelines Section 15061(3).

RECOMMENDATION

Continue the public hearing to December 9, 2020 in order to allow the Applicant to attend the public hearing meeting and prepare for public hearing.

7. Commission Business - NONE

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the December 9, 2020 Regular Meeting

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley Planning Commission, please call 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.

RETURN TO AGENDA



IMPORTANT NOTICE:

In response to the COVID-19 pandemic, the City of Jurupa Valley is urging those wishing to attend a Planning Commission meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: <https://www.jurupavalley.org/422/Meeting-Videos>. The Planning Commission Agenda can be accessed at this link: <https://www.jurupavalley.org/agendacenter>.

For those wishing to make public comments at Wednesday night's Planning Commission meeting, you are being asked to submit your comments by email to be read aloud at the meeting by the Planning Commission's Recording Secretary.

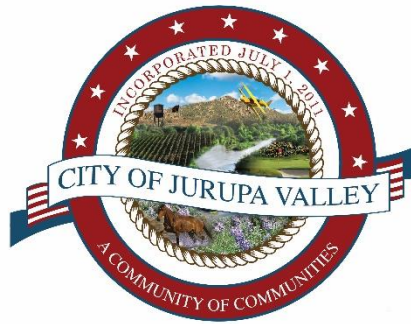
Public comments may be submitted to the Planning Commission's Recording Secretary at greed@jurupavalley.org. Email comments on matters that are not on the Agenda and email comments for matters on the Consent Calendar must be submitted prior to the time the Chair calls the item for Public Comments. Members of the public are encouraged to submit comments prior to 6:00 p.m. Wednesday.

Email comments on other agenda items must be submitted prior to the time the Chair closes public comments on the agenda item or closes the public hearing on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker's comments at the Planning Commission Meeting.

The Planning Commission's Recording Secretary shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, because this is the time limit for speakers at a Planning Commission Meeting. The email comments submitted shall become part of the record of the Planning Commission Meeting.

Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Commission's Recording Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

This is a proactive precaution taken by the City of Jurupa Valley out of an abundance of caution. Any questions should be directed to the Planning Commission's Recording Secretary, Grizelda Reed, at (951) 332-6464.



AVISO IMPORTANTE:

En respuesta a la pandemia de COVID-19, la ciudad de Jurupa Valley le urge a aquellos que desean atender una junta de la Comisión de Planificación, que eviten atender la junta y el lugar ver la junta en el webcast en vivo que puede ser accedido en este vínculo: <https://www.jurupavalley.org/422/Meeting-Videos>. La agenda de la Comisión de Planificación puede ser accedido en este vínculo: <https://www.jurupavalley.org/agendacenter>.

Para ellos que quieran hacer comentarios públicos en la junta del miércoles, se les pide que sometan sus comentarios por correo electrónico para que sean leídos en voz alta en la junta por la Secretaria de Grabación de la Comisión de Planificación.

Comentarios públicos pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación a greed@jurupavalley.org. Correos electrónicos sobre asuntos que no están en la agenda y correos electrónicos sobre asuntos que aparecen en el calendario de consentimiento deben ser sometidos antes del tiempo en cuando el presidente de la Comisión de Planificación llame el artículo para comentarios públicos. Miembros del público deberían someter comentarios antes de las 6:00 p.m. el miércoles.

Correos electrónicos sobre otros artículos de la agenda tienen que ser sometidos antes del tiempo en que se cierran los comentarios públicos en ese artículo de la agenda o cuando se cierre la audiencia pública sobre ese artículo de la agenda. Todos los comentarios por correo electrónico serán tratados por las mismas reglas que han sido establecidas para juntas de Comisión de Planificación.

La Secretaria de Grabación de la Comisión de Planificación leerá todos los comentarios recibidos por correo electrónico siempre y cuando la lectura del comentario no exceda tres (3) minutos o cualquier otro periodo de tiempo que la Comisión de Planificación indique. Este periodo de tiempo es el mismo que se permite en juntas de la Comisión de Planificación. Los comentarios leídos en la junta serán grabados como parte de la junta de Comisión de Planificación.

Durante la junta de la Comisión de Planificación, comentarios sobre artículos de la agenda solo pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación por correo electrónico. La ciudad no puede aceptar comentarios sobre artículos de la agenda durante la junta de Comisión de Planificación por Facebook, redes sociales, o por mensajes de texto.

Esto es una precaución proactiva que se tomó acabo por la ciudad de Jurupa Valley por precaución. Preguntas pueden ser dirigidas a la Secretaria de Grabación de la Comisión de Planificación, Grizelda Reed, al (951) 332-6464.

City of Jurupa Valley

DRAFT MINUTES PLANNING COMMISSION October 7, 2020

1. Call to Order and Roll Call

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on October 7, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Chair Pro Tem Guillermo Silva, Chair Pro Tem
- Mariana Lopez, Commission Member
- Penny Newman, Commission Member

Members absent:

- Corey Moore, Commission Member

2. Pledge of Allegiance – Commissioner Lopez led the Pledge of Allegiance

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, Commissioner Silva seconded a motion to approve the October 7, 2020 agenda. The motion was approved 4-0-1.

Ayes: Lopez, Newman, Pruitt, Silva

Noes: None

Abstained: None

Absent: Moore

5. Approval of Minutes

Chair Pruitt moved, and Commissioner Newman seconded, a motion to approve the September 23, 2020 Planning Commission Minutes. The motion was approved 5-0

Ayes: Lopez, Newman, Pruitt, Silva

Noes: None

Abstained: None

Absent: Moore

6. Public Hearing - None

7. Commission Business

7.1 STUDY SESSION: REVIEW GENERAL PLAN CONSISTENCY ZONING FOR PHASE 1, GROUP 3, AS SET FORTH BY CITY COUNCIL DIRECTION WHEN ADOPTING THE 2017 GENERAL PLAN

Ms. Tamara Campbell, Principal Planner, presented the staff report and provided a PowerPoint Presentation regarding General Plan Phase 1, Group 3 Zoning Implementation Program. Ms. Campbell summarized the City Council's adoption of the 2017 General Plan and the limited changes to the Zoning Map and Ordinance in September 7, 2017 and noting that many of the 21 land use map changes resulted in making the existing zoning and the affected properties inconsistent with the General Plan. Ms. Campbell reviewed a summary of Phase 1, Group 3 and discussed the 2 geographic areas in detail and noted the potential uses for each group.

COMMISSIONER DISCUSSION

- LUA 13 consists of 3 different parcels to be further defined and clarified
- Commissioners in agreement to maintain LUA 18 to reflect open space, business park designation and low density residential
- Clarification of the Pedley Overlay discussed

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments

Chair Pruitt reminded the public to get out the vote and ballot boxes are now located at City Hall.

10. Planning Department Report

Mr. Tom Merrell, Planning Director, provided an update on the Planning Commission meeting dates and polled the Commissioners to move the Planning Commission Meeting to November 10th due to the Veteran's Holiday and Commissioners agreed to the date.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission

City of Jurupa Valley

DRAFT MINUTES PLANNING COMMISSION November 10, 2020

1. Call to Order and Roll Call

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on November 10, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Chair Pro Tem Guillermo Silva, Chair Pro Tem
- Mariana Lopez, Commission Member – via conference call
- Penny Newman, Commission Member
- Corey Moore, Commission Member

Members absent: All Present

2. Pledge of Allegiance – Chair Pro Tem Silva led the Pledge of Allegiance

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, Commissioner Moore seconded a motion to approve the November 10, 2020 agenda. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

5. Approval of Minutes

Chair Pruitt moved, and Commissioner Moore seconded, a motion to approve the October 14, 2020 Planning Commission Minutes with corrections. The motion was approved 4-1.

Ayes: Lopez, Moore, Pruitt, Silva

Noes: None

Abstained: Newman

Absent: None

Chair Pruitt moved and Chair Pro Tem Silva seconded, a motion to approve the October 21, 2020 Planning Commission Minutes. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

6. Public Hearing

6.1 MASTER APPLICATION (MA) NO. 20075: SITE DEVELOPMENT PERMIT (SDP) NO. 20039 – WHEELERS UPFITTERS: UPFITTING OPERATIONS WITHIN PROPOSED 25,910 SQUARE FOOT INDUSTRIAL BUILDING

Ms. Rocio Lopez, Senior Planner, provided a PowerPoint presentation and briefed the Commissioners with project description, location and specific details including confirming land use and zoning information of the proposed project. Ms. Lopez provided additional information of the Wheeler Upfitters Company and detailed their proposed use and hours of operation.

COMMISSIONER DISCUSSION

- Clarification for Public Hearing and Director Action
- Clarification of hours of operation
- Concern for existing Truck Route
- “No Truck Traffic” signage requested on residential street
- Offer local residents priority during the hiring process.
- Keep Condition No. 14a.
- Revise Condition No. 24 from the installation of two (2) truck charging stations to the installation of two (2) conduits for future truck charging stations.

PUBLIC HEARING OPENED

Mr. Jeremy Krout, Applicant Representative provided a powerpoint presentation and requested Commissioners remove Condition of Approval 14A.

Mr. Scott Smith, Adjacent business owner stated he is in support of this proposal

Mr. Raul Silva, Adjacent business owner stated he is in support of this proposal

Mr. Browly Po, Adjacent business owner stated he is in support of this proposal

PUBLIC HEARING CLOSED

Commissioner Moore moved and Chair Pro Tem Silva seconded, a motion to approve Resolution No. 2020-11-10-01 with revised Conditions of Approval. The motion was approved 3-2.

Ayes: Newman, Moore, Silva

Noes: Lopez, Pruitt

Abstained: None

Absent: None

6.2 MASTER APPLICATION (MA) NO. 20036: CONDITIONAL USE PERMIT (CUP) NO. 20002 FOR A PROPOSED 122,000 SF COLD STORAGE FACILITY ON 6.9 ACRES OF VACANT LAND

Ms. Andrea Hoff, Associate Planner, provided a PowerPoint presentation and details of the proposed cold storage facility and noted details of the project description, design, analysis and environmental review process. Ms. Hoff noted the proposed site plans along with the project rendering reflect the lot line adjustment to adjust four parcel on and near the project site.

COMMISSIONER DISCUSSION

- Undergrounding requirement clarification
- Clarification of truck traffic trips
- Clarification of bay doors discussed
- Clarification of hours of operation
- City wide financial mechanisms to be considered for industrial uses
- Infrastructure for charging stations to be installed

PUBLIC HEARING OPENED

Mr. Kevin Sacalas, Owner and applicant, provided a PowerPoint presentation of the proposed project and noted the operation would provide local employment and benefits to the community.

PUBLIC HEARING CLOSED

Chair Pruitt moved and Commissioner Moore seconded a motion to approve Resolution No. 2020-11-10-02 and Conditional Use Permit No. 2002. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

6.3 MASTER APPLICATION(MA) NO. 20161: MINOR CHANGE NO. 3 FOR TENTATIVE TRACT MAP (TTM) NO. 31894 & MINOR CHANGE NO. 1 FOR TENTATIVE TRACT MAP (TTM) NO. 37470

Mr. Chris Mallec, Associate Planner, provided a detailed PowerPoint presentation of the project. The request is for a Minor Change No. 3 for Tentative Tract Map No. 31894 and Minor Change No. 1 for Tentative Tract Map No. 37470 subject to both the previously-adopted and proposed modifications to the Conditions of Approval. The requests under both Minor Changes include the following modifications:

- Design guidelines and requirements for walls and fences
- Maintenance responsibility for common areas, pocket parks, perimeter fences, and monument signs
- Requirement of a designated right-turn land, at Sierra Avenue and 20th Street
- Corrected Condition of Approval – Open Space lot (Lot 422)

PUBLIC HEARING OPENED

Ms. Angi Bartlett, Resident discussed the issues with the grading operations causing damage to her property.

Mr. Brian King, applicant, stated he would look into the concern and work with the property owner.

PUBLIC HEARING CLOSED

Chair Pro Tem Silva moved, and Commissioner Moore seconded a motion to approve Resolution No. 2020-11-10-03 granting Minor Change with revised Conditions of Approval. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

6.4 MASTER APPLICATION (MA) NO. 19151: SITE DEVELOPMENT PERMIT (SDP) NO. 19070 AND VARIANCE (VAR) 19002 (SIGNAGE FOR JURUPA VALLEY CHEVRON CENTER)

Ms. Andrea Hoff, Associate Planner provided a powerpoint presentation of the proposed project for a Site Development Permit of a freestanding freeway sign and two freestanding monument signs. Ms. Hoff provided a detailed of the project that was previously approved in 2018 and noted the zoning code and conditions of approval requires approval of a site development permit for signs. The presentation included an artist rendering of both the freeway signs and the monument signs.

COMMISSIONER DISCUSSION

- Wind concerns for the Freestanding Sign.

PUBLIC HEARING OPENED

NO SPEAKERS

PUBLIC HEARING CLOSED

Chair Pruitt moved, and Commissioner Lopez seconded a motion to approve Resolution No. 2020-11-10-04. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

7. Commission Business - NONE

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments

Commissioner Moore announced his resignation from the Planning Commission effective immediately. Commissioner Newman announced the passing of Mr. Tate Goss, President of Veridian Partners and developer of the Agua Mansa project.

10. Planning Department Report

Mr. Tom Merrell, Planning Director, provided an update on the Planning Commission meeting dates for the remainder of the year.

Respectfully submitted,

Thomas G. Merrell, AICP, Planning Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: NOVEMBER 23, 2020
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
BY: CHRIS MALLEC, ASSOCIATE PLANNER
SUBJECT: AGENDA ITEM NO. 6.1
MASTER APPLICATION (MA) NO. 20114 (CUP20005 & PCN20001):
PROPOSED BEER AND WINE SALES FOR OFF-SITE CONSUMPTION AT A
GASOLINE SERVICE STATION AND CONVENIENCE STORE.
LOCATION: NORTHWEST CORNER OF CANTU-GALLEANO RANCH ROAD
AND PIER ENTERPRISES WAY (APN: 160-040-044)
APPLICANT: SAM CHEBEIR & PIER ENTERPRISES

RECOMMENDATION

Continue the public hearing to December 9, 2020 in order to allow the Applicant to attend the public hearing meeting and prepare for public hearing.

BACKGROUND

On June 18, 2020, the City Council adopted Resolution No. 2020-33 and Ordinance No. 2020-08 (Attachments 2 & 3) that approved a gas station, car wash, and convenience store without alcohol sales for off-site consumption.

The applicant has re-applied for a Conditional Use Permit and Public Convenience and Necessity to request for alcohol sales for off-site consumption. The applicant is requesting the public hearing to be continued to the next scheduled Planning Commission meeting on December 9, 2020 in order for the applicant to attend the meeting.

Prepared by:

Submitted by:



Chris Mallec
Associate Planner



Joe Perez
Community Development Director

City of Jurupa Valley

Reviewed by:

//s// **Serita Young**

*Serita Young
Deputy City Attorney*

ATTACHMENTS

1. Applicant's request for continuance dated 11/18/2020

**ENVIRONMENT | PLANNING | DEVELOPMENT
SOLUTIONS, INC.**

Nov 18, 2020

Planning Commission
City of Jurupa Valley

Please accept this letter as a formal request to continue MA20114 (CUP20005 & PCN20001) scheduled for the November 23, 2020 Planning Commission hearing to the next scheduled Planning Commission hearing.

The applicant received notice of Planning staff's recommendation for the project on Nov 18, 2020 and the applicant needs more time to review and compile information in light of this unexpected recommendation. In addition, the applicant is out of town at this time and may not be able to attend the Planning Commission hearing on November 23.

Thank you,

A handwritten signature in cursive script that reads "Norah Jaffan".

Norah Jaffan
EPD Solutions