

# City of Jurupa Valley

**IMPORTANT NOTICE:**  
**FOR ONLINE PUBLIC PARTICIPATION SEE PAGE 5**

## **MEETING AGENDA OF THE PLANNING COMMISSION**

**Wednesday January 27, 2021**

**Study Session: 6:00 P.M.**

**Regular 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.

## **STUDY SESSION**

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### **1. 6:00 P.M. – Call to Order and Roll Call**

- Arleen Pruitt, Chair
- Penny Newman
- Armando Carmona
- Hakan Jackson
- Laura Shultz

### **2. Public Appearance / Comments**

### **3. Commission Business – Study Session**

**3.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 20001 (PAR20001)**  
**PROJECT: PROPOSED NEW GASOLINE SERVICE STATION WITH**  
**CONVENIENCE STORE, CARWASH AND DRIVE-THRU RESTAURANT**  
**LOCATION: 9253 MISSION BLVD (APN: 170-212-020)**  
**APPLICANT: SAI LAND INVESTORS**

A study session review of a proposed project is not subject to the California Environmental Quality Act.

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#### **RECOMMENDATION**

That the Planning Commission (1) review an introduction of the project design and (2) identify concerns or requests for additional information that staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

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### **REGULAR SESSION**

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

- Arleen Pruitt, Chair
- Penny Newman
- Armando Carmona
- Hakan Jackson
- Laura Shultz

#### **2. Pledge of Allegiance**

#### **3A. Public Appearance/Comments (30 minutes)**

#### **3B. Continued Study Session (if necessary)**

**3.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 20001 (PAR20001)**  
**PROJECT: PROPOSED NEW GASOLINE SERVICE STATION WITH**  
**CONVENIENCE STORE, CARWASH AND DRIVE-THRU RESTAURANT**  
**LOCATION: 9253 MISSION BLVD (APN: 170-212-020)**  
**APPLICANT: SAI LAND INVESTORS**

A study session review of a proposed project is not subject to the California Environmental Quality Act.

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#### **RECOMMENDATION**

That the Planning Commission (1) review an introduction of the project design and (2) identify concerns or requests for additional information that staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

#### **3.2 ANNUAL REORGANIZATION OF THE PLANNING COMMISSION**

##### **3.2A. Selection of Chair for 2021**

##### **3.2B. Selection of Chair Pro Tem for 2021**

#### **4. Approval of Agenda**

#### **5. Approval of Minutes**

#### **5.1 December 9, 2020 Adjourned Meeting**

**5.2 December 23, 2020 Adjourned Meeting**

**5.3 January 13, 2021 Adjourned Meeting**

**6. Public Hearings**

**6.1 CONTINUED HEARING FOR 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 Project is exempt pursuant to Section 15270(a) of the CEQA Guidelines, as CEQA does not apply to projects which a public agency rejects or disapproves.

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**RECOMMENDATION**

Continue the item to an unspecified date per the applicant's request and direct staff to re-notice the public hearing for Master Application No. 20114 when it comes back before the Planning Commission.

**6.2 CONTINUED HEARING FOR MASTER APPLICATION (MA) NO. 20154 - CONDITIONAL USE PERMIT (CUP) NO. 20006 TO CONSTRUCT A 15,000 SQUARE FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING, FOR THE ESTABLISHMENT OF A TRUCKING OPERATION**

**LOCATION: ON EAST SIDE OF RUBIDOUX BOULEVARD & NORTH OF 28TH STREET (APN: 178-222-010)**

**APPLICANT: HAVANA INVESTMENT GROUP**

The Project is exempt pursuant to Section 15270(a) of the CEQA Guidelines, as CEQA does not apply to projects which a public agency rejects or disapproves.

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**RECOMMENDATION**

Continue the item to an unspecified date and direct staff to re-notice the public hearing for Master Application No. 20006 when it comes back before the Planning Commission.

**6.3 RECOMMENDATION OF GENERAL PLAN AMENDMENT (GPA) NOS. 20000, 20001, 20002, 20003, AND 20004, AND CHANGE OF ZONE (CZ) NOS. 20006, 20007, 20008, 20009, 20010, AND 20011 FOR IMPLEMENTATION OF THE CITY'S FIFTH-CYCLE HOUSING ELEMENT HOUSING PROGRAM**

The City of Jurupa Valley has previously certified a Final Programmatic Environmental Impact Report (FEIR) for the "2017 General Plan of the City of Jurupa Valley" project. The City has prepared a Previous Environmental Document Review Determination in accordance with CEQA, including all criteria, standards, and procedures of CEQA (Cal. Pub. Resources Code, § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

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## RECOMMENDATION

By motion, adopt Resolution No. 2021-01-27-02 recommending that the City Council approve 1) GPA20002, 2) CZ20008 and GPA20000, 3) CZ20006, 4) CZ20007, 5) CZ20009 and GPA20001, 6) CZ20011 and GPA20004, 7) CZ20012, and 8) CZ20010 and GPA20003 to ensure continued certification of the City's Housing Element.

## 7. Commission Business

### 7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 20001 (PAR20001)

**IMPLEMENTATION OF THE CITY'S FIFTH-CYCLE HOUSING ELEMENT HOUSING PROGRAM: GENERAL PLAN AMENDMENT (GPA) NO. 20002 FOR SITE 76, CHANGE OF ZONE (CZ) NO. 20008 & GPA20000 FOR SITES 89 & 90, CZ20006 FOR SITES 115, 116, & 117, CZ20007 FOR SITE 170, CZ20009 & GPA20001 FOR SITE 171, CZ20011 & GPA20004 FOR SITE 172, CZ20012 FOR SITES 173 AND 174, CZ20010 & GPA20003 FOR SITES B-1 & B-2**

A study session review of a proposed project is not subject to the California Environmental Quality Act.

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## RECOMMENDATION

That the Planning Commission (1) receive an introduction to the project design and (2) identify items of concerns or request for additional information that staff or the applicant will need to address prior to formal application submittal and eventual public hearing. Since this is a study session, no action will be taken.

## 8. Public Appearance/Comments

## 9. Planning Commissioner's Reports and Comments

## 10. Planning Department Report

## 11. Adjournment to the February 10, 2021 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](http://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](mailto: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](mailto: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 December 9, 2020**

### **REGULAR SESSION**

#### **1. Call to Order and Roll Call**

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on December 9, 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

Members absent: All Present

#### **2. Public Appearance/Comments - None**

#### **3. Commission Business**

##### **3.1 STUDY SESSION TO CONSIDER ZONING CODE AMENDMENT NO. 20004 (ZCA20004) REVISING THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS AS SET FORTH IN SECTIONS 9.240.545 AND 9.250.120 (RESPECTIVELY OF THE JURUPA VALLEY MUNICIPAL CODE)**

Ms. Tamara Campbell, Principal Planner, presented the staff report.

##### **Commissioner Discussion**

- Clarification for infill sites and setbacks for industrial zoning
- Agreement with rounding up for parking space requirements
- Agreement with streamline permit process
- Clarification of below market and affordable housing term

Mr. Mitch Slagerman, Palm Communities representative, discussed the two projects that are located in Jurupa Valley and highlighted other similar projects under development in the area. Mr. Slagerman stated he is in agreement with the proposed design standards for consideration and stated they are looking to build other projects in the community.

# City of Jurupa Valley

## **REGULAR SESSION**

### **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 December 9, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez, Commission Member – via conference call
- Penny Newman, 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, Newman seconded a motion to approve the December 9, 2020 agenda. The motion was approved 4-0.

Ayes: Lopez, Newman, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

### **5. Approval of Minutes**

Chair Pruitt moved, and Chair Pro Tem Silva seconded, a motion to approve the November 23, 2020 Planning Commission minutes. The motion was approved 4-0.

Ayes: Lopez, Pruitt, Silva, Newman

Noes: None

Abstained: None

Absent: None

### **6. Public Hearing**

#### **6.1 MASTER APPLICATION (MA) NO. 20154 – CONDITIONAL USE PERMIT (CUP) NO. 20006 TO CONSTRUCT AT 15,000 SQUARE FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING, FOR THE ESTABLISHMENT OF A TRUCKING OPERATION**

Mr. Chris Mallec, Associate Planner, stated the project applicant has requested a continuance of this public hearing item to the next Planning Commission Meeting on January 13, 2021.

# City of Jurupa Valley

The public hearing opened.

Chair Pro Tem Silva moved and Commissioner Newman seconded, a motion to continue Item 6.1 public hearing to the January 13, 2021 Planning Commission meeting. The motion was approved 4-0.

Ayes: Pruitt, Lopez, Newman, Silva

Noes: None

Abstained: None

Absent: None

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

Mr. Chris Mallec, Associate Planner, stated the project applicant has requested a continuance of this public hearing item to the next Planning Commission meeting on January 13, 2021.

The public hearing opened.

Commissioner Newman moved and Chair Pruitt seconded, a motion to continue public hearing for Agenda Item 6.2 to the January 13, 2021 Planning Commission meeting. The motion was approved 4-0.

Ayes: Pruitt, Lopez, Newman, Silva

Noes: None

Abstained: None

Absent: None

## **6.3 CODE AMENDMENT NO. 20001 (CA20001): TO THE CITY OF JURUPA VALLEY MUNICIPAL CODE (JVMC) TO REPLACE THE TERM 'SECOND UNIT' WITH 'ACCESSORY DWELLING UNIT' TO BE CONSISTENT WITH JVMC SECTION 9.240.290 AND STATE LAW**

Ms. Tamara Campbell, Principal Planner provided a PowerPoint presentation of the Accessory Dwelling Unit (ADU) Ordinance adopted by City Council in 2018 and noted since then, the state has adopted multiple laws pertaining to ADU's. Ms. Campbell noted in October 2020 the City Council initiated an amendment to the Municipal Code to replace the term "second units" with "accessory dwelling units" and noted that staff's recommendation is to update the Municipal Code to ensure consistency with State Law.

The public hearing opened. There being no further comments, the public hearing closed.

Commissioner Newman moved and Chair Pruitt seconded, a motion to adopt Resolution No. 2020-12-09-03 recommending that the City Council adopt the amendment to amend the Jurupa Valley Municipal Code. The motion was approved 4-0.

Ayes: Pruitt, Lopez, Newman, Silva

# City of Jurupa Valley

Noes: None

Abstained: None

Absent: None

**7. Commission Business - NONE**

**8. Public Appearance / Comments – NONE**

**9. Planning Commissioner's Reports and Comments**

Commissioners Pruitt, Silva, Newman and Lopez congratulated Commissioner Silva's election to the City Council and wished the community Happy Holidays.

**10. Planning Department Report**

Mr. Tom Merrell provided an update on the Planning Commission meeting dates for January beginning with the first meeting on January 13, 2021 with a 6:00 pm Study Session.

Respectfully submitted,

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Tom Merrell, Senior Consultant  
Secretary of the Planning Commission

# City of Jurupa Valley

**MINUTES**  
**PLANNING COMMISSION**  
**CITY OF JURUPA VALLEY**  
**December 23, 2020**

**1. Call to Order and Roll Call**

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order by the Secretary of the Planning Commission at 7:00 p.m. on December 23, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Roll Call:

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

Due to the lack of a quorum, the Secretary of the Planning Commission adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held at 7:00 pm on Wednesday, January 13, 2021.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission



# City of Jurupa Valley

**MINUTES**  
**PLANNING COMMISSION**  
**CITY OF JURUPA VALLEY**  
**January 13, 2021**

**1. Call to Order and Roll Call**

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order by the Secretary of the Planning Commission at 7:00 p.m. on January 13, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Roll Call:

- Arleen Pruitt, Chair, Absent
- Penny Newman, Commission Member, Absent

Due to the lack of a quorum, the Secretary of the Planning Commission adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held at 7:00 pm on Wednesday, January 27, 2021.

Respectfully submitted,

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Joe Perez, Community Development Director  
Secretary of the Planning Commission

# City of Jurupa Valley

## RETURN TO AGENDA

## STAFF REPORT

**DATE:** JANUARY 27, 2021  
**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**BY:** MIGUEL DEL RIO, ASSISTANT PLANNER  
**SUBJECT:** AGENDA ITEM NO. 3.1  
**STUDY SESSION:** MASTER APPLICATION (MA) NO. 20001 (PAR20001)  
**PROJECT:** PROPOSED NEW GASOLINE SERVICE STATION WITH  
CONVENIENCE STORE, CARWASH AND DRIVE-THRU RESTAURANT  
**LOCATION:** 9253 MISSION BLVD (APN: 170-212-020)  
**APPLICANT:** SAI LAND INVESTORS

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### RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project design and (2) identify items of concerns or requests for additional information that will need to be addressed prior to the public hearing(s). Since this is a study session, no action will be taken.

### STUDY SESSION PROCESS

This agenda item is an opportunity for the applicant to introduce the project to the Commission and receive feedback. The Commission will not take a vote. Each Commissioner will have an opportunity to communicate to the applicant any issues that should be addressed when the project is before the Commission for a public hearing.

### PROJECT DESCRIPTION

The proposed project consists of the following proposed uses on a 1.03-acre site located at 9253 Mission Boulevard (see Exhibit A for map):

- **Gasoline Service Station:** six (6) fuel dispensers are proposed underneath a 3,456 square foot canopy with three (3) underground fuel storage tanks.
- **Convenience Store with Car Wash Tunnel:** 3,150 square-foot convenience store with the proposed sale of beer, wine, and distilled spirits for off-site consumption.
- **Drive-thru Restaurant:** 2,143 square-foot drive-through restaurant.

The required entitlements for the project are a Conditional Use Permit, Site Development Permit, and a Public Necessity or Convenience. The Planning Commission would take action on the Conditional Use Permit and Public Necessity or Convenience and the Planning Director would take action on the Site Development Permit.

# City of Jurupa Valley

## LOCATION & SURROUNDING AREA

The proposed project site is located at the northwest corner of Mission Boulevard and Kenneth Street in the downtown Glen Avon community as shown in Exhibit A. Although the project site is not located within the *Glen Avon Town Center Overlay*, the property lies at the border of the Overlay. Important policies for the Glen Avon Town Center Overlay include preservation and enhancement of the area's historical character and to embrace the small-town neighborhoods that are served by equestrian and pedestrian friendly connections.

The surrounding area is developed with single-family residential communities and commercial uses along Mission Boulevard. Single-family residential lots abut the project site to the west and north. A small 9-unit apartment complex is located on the east side of Kenneth Street and a religious place of worship is located on the south side of Mission Boulevard.

### EXHIBIT A. PROJECT SITE

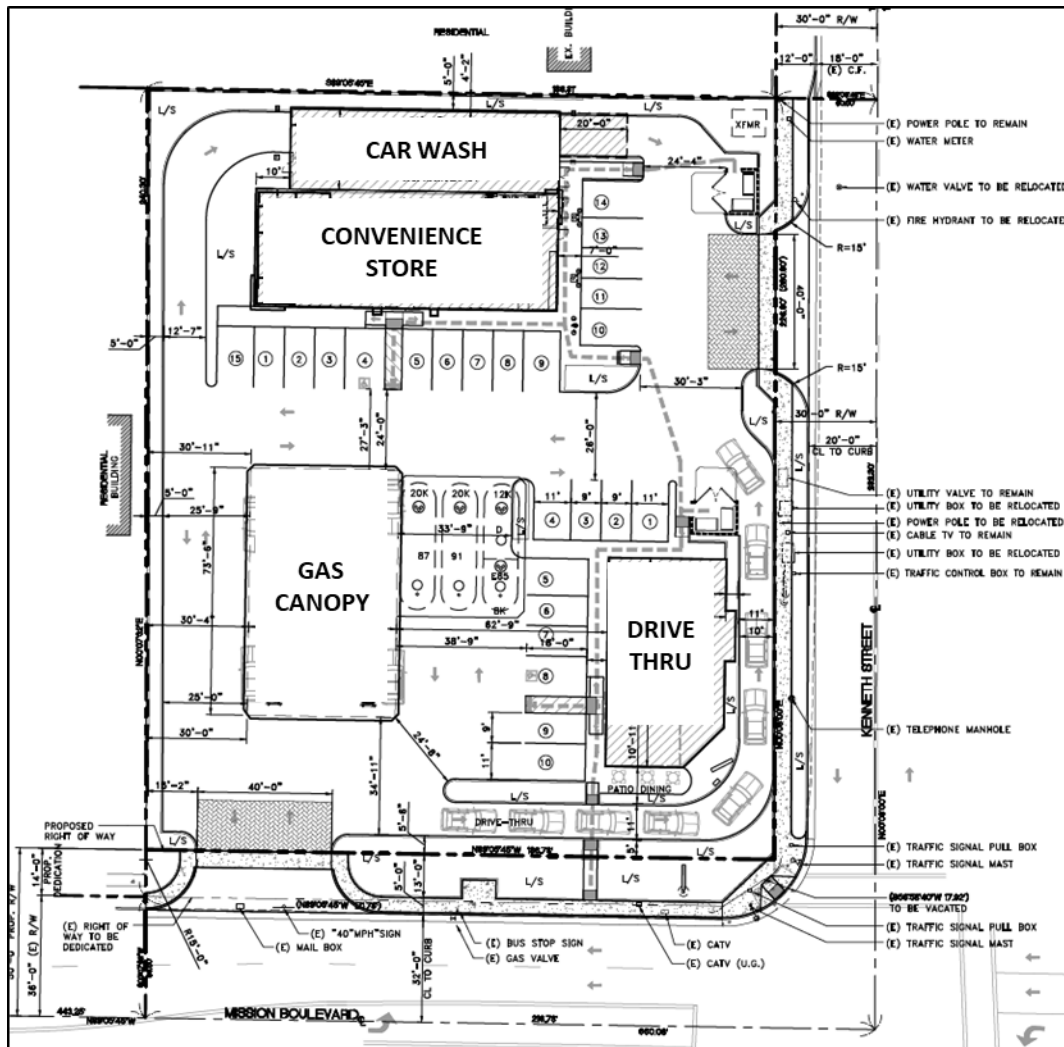


# City of Jurupa Valley

**TABLE 1: GENERAL PROJECT INFORMATION**

ACCESSOR'S PARCEL NUMBER	APN: 170-212-020
TOTAL ACREAGE OF PROJECT SITE	1.03
EXISTING GENERAL PLAN LAND USE DESIGNATION	Commercial Retail (CR)
EXISTING ZONING CLASSIFICATION	General Commercial (C-1/C-P)

**EXHIBIT B. PROPOSED SITE PLAN**





# City of Jurupa Valley

## PROJECT DESIGN

The proposed project generally encompasses three areas as shown in Exhibit B:

**Convenience Store & Car Wash.** The 1,947 square-foot self-serve carwash tunnel is located along the northern property line, adjacent to residential homes, and is attached to the convenience store. The convenience store includes proposed alcohol sales for off-site consumption.

**Drive-thru Restaurant.** The proposed drive-thru restaurant is located on the southeast corner of the site. A drive-thru lane is proposed between the building and the landscaping along the street frontages. The outdoor dining area is proposed south of the building next to the drive-thru lane. The space will be oriented near Mission Boulevard and will be visible from the public right of way when automobiles in the drive-through aisle are not present. The drive-thru is visible on both streets and it provides partial screening of the parking lot and fuel dispensers from the street intersection.

**Gas Canopy with Fuel Dispensers.** The fuel dispensers and canopy are located on the southwest quadrant of the lot. It is visible from both Mission Blvd. and Kenneth St.

The site has two vehicular access points: one on Mission Blvd and one on Kenneth Street. Both driveways are proposed at 40-foot wide. This project would also include the removal of the existing 800 square-foot manufactured home.

## CORE ISSUES

Due on the proposed site layout, there are two core issues that should be addressed with this project:

- 1. Design of Drive-Thru Restaurant.** It is recommended, and consistent with the General Plan and adopted design guidelines, that each development project upgrades and enhances the neighborhood. Properties at street intersections are important sites due to their prominent visibility on both street frontages. There are several components to consider for drive-thru restaurants: enhanced streetscape frontage, adequate buffers, pedestrian accessibility and safety, and safe outdoor amenities such as outdoor dining.

The adopted guidelines (“Nonresidential Design and Landscape Guidelines”) for gas stations proposed at an intersection, require the following: “gas stations located at intersections shall be oriented so that the site’s building is located adjacent to the intersection corner, with attractive landscaping, and that the gas pumps are located in the interior of the site, with access drives located as far from the intersection corner as possible. Adequate sight distance shall be maintained at intersections for all traffic movements.” This guideline is consistent with a few policies, including General Plan Land Use Policy LUE 3.2, which promotes buildings along the street to facilitate pedestrian accessibility. This would be especially important as this site is at the edge of the Glen Avon Town Center Overlay where the General Plan’s vision is for town centers to be pedestrian-oriented.

Although a building is proposed near the street intersection and the gas pumps are on the interior, the drive-thru lane is located adjacent to both Mission Blvd. and Kenneth St. This creates the following conditions:

- A highly visible aisle of stacked automobiles from both Mission Blvd. and Kenneth St.

# City of Jurupa Valley

- Pedestrians must cross the drive-thru lane from the sidewalk to enter the restaurant.
- Drive-thru lane is proposed next to the outdoor dining area.

These issues would require further analysis during the entitlement stage. The following are preliminary solutions:

- Provide a full-service restaurant instead of a drive-thru fast food restaurant.
- Relocate the drive-thru lane so it is on the interior of the project. There are several examples provided in the list below. This type of design is well-suited for pedestrian-oriented downtowns and commercial corridors.
  - Sonic Drive-in: 9505 Magnolia Ave, Riverside, CA 92503.
  - Norco's Best Burgers: 3158 Hamner Ave, Norco, CA 92860
  - Burger Basket: 2775 Hamner Ave, Norco, CA 92860
  - In-n-Out Burger: 1810 Hamner Ave, Norco, CA 92860
  - McDonald's: 1000 E 4th St, Long Beach, CA 90802.
  - Burger King: 127 W 4th St, Long Beach, CA 90802

The proposed, standard type of drive-thru restaurant with the drive-thru lane on the exterior is better suited near freeways or in shopping centers that are auto-oriented.

- Provide screening of the drive-thru lane with dense landscaping, architectural features, or a combination of both.

- 2. Location of Car Wash Tunnel & Residential Compatibility.** It is recommended, and consistent with the General Plan, that each commercial development project is designed to minimize potential impacts on adjacent residential neighborhoods. Such factors that are of concern are traffic, noise, vibration, odor, and lighting. Project sites that share property lines with residential properties are especially important as the residential site will directly experience the potential impacts of the neighboring commercial site.

The General Plan Land Use Policies for Project Design include LUE 11.10 which requires that "non-residential uses be designed so that site and building entries, drive-ways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods."

The convenience store and carwash combination is located on the northern portion of the property. The self-serve carwash tunnel is designed to stretch along the northern property line adjacent to a residential property. This creates the following conditions:

- A car wash tunnel exit lane visible from Kenneth St.
- A car wash tunnel that is located approximately 5 feet from the northern property line and 15 feet from an existing single-family home. Potential noise impacts may occur onto the residential home. The City has previously approved an Arco gas station with a car wash that is located to the south of residential property. The car

# City of Jurupa Valley

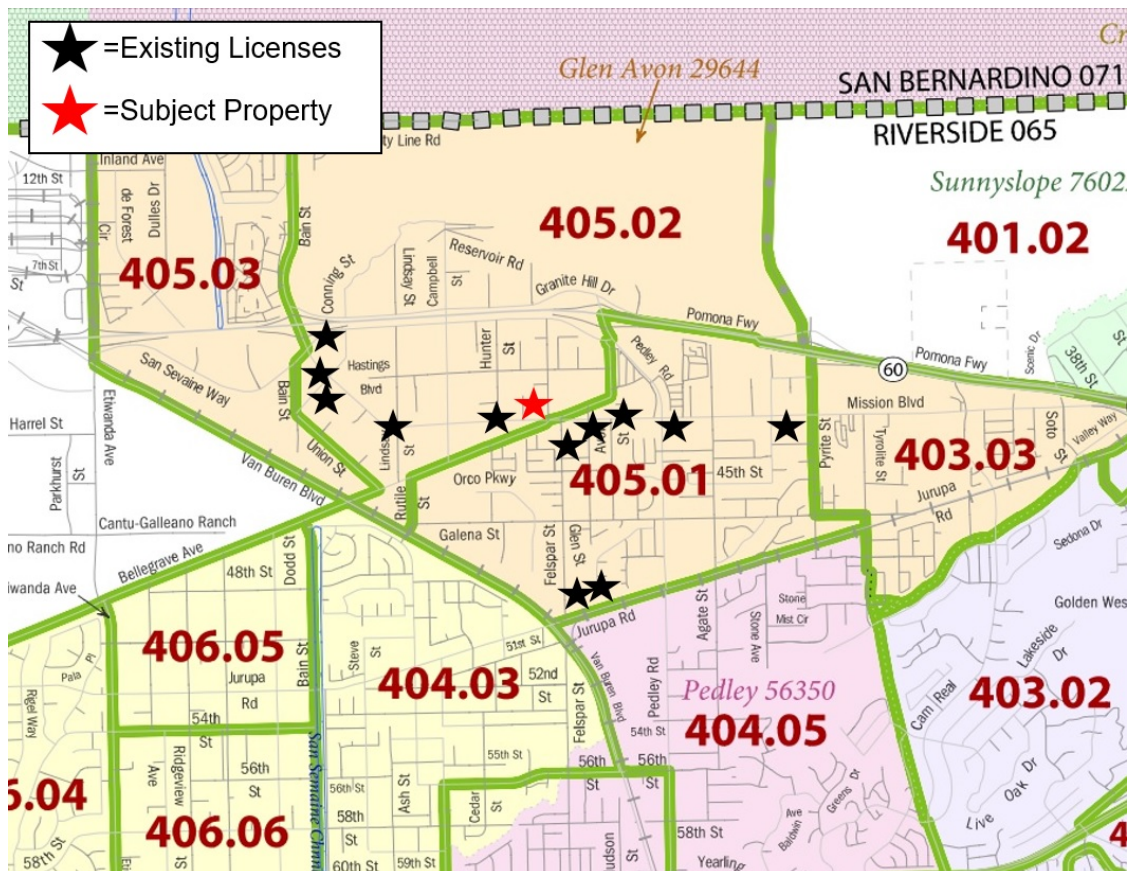
wash tunnel was approved approximately 113 feet south of the property line shared with the residential project. This project is located on the northwest corner of Felspar and Limonite Avenue.

- Employees must cross the carwash lane to access trash enclosure.
- Pedestrians may be tempted to cross carwash lane and a small portion of the parking lot to easily access the convenience store.

These issues would require further analysis during the entitlement stage. The following are preliminary solutions:

- Relocate the car wash lane.
  - Provide screening or buffer of the car wash tunnel with sound wall, dense landscape, architectural features, or a combination of all.
3. **Sale of Alcoholic Beverages.** The applicant is proposing to sell beer, wine, and distilled spirits (Type-21). The proposed project site is located within Census Tract 405.02. According to the Alcoholic Beverage Control Board (ABC), a maximum allowance of three (3) off-sale alcohol licenses is permitted within this census tract. As shown in Exhibit C, there are five (5) existing off-sale licenses, the proposed off-sale license will result in a total of six (6).

## EXHIBIT C: LOCATION OF EXISTING OFF-SALE LICENSES





# City of Jurupa Valley

The sale of alcoholic beverages for off-premises consumption is allowed in the C-1/C-P zone with an approved Conditional Use Permit (CUP). In addition to the Conditional Use Permit, the issuance of a Determination of Public Convenience or Necessity (PCN) is required since it is in a census tract with undue concentration as defined by the Professional Business Code.

In 2020, City Council took following actions against the sales of alcoholic beverages for off-site consumption:

- Pier Enterprise Gas Station Project: Denied the sales of alcoholic beverages from the convenience store and approved the remainder of the gas station project.
- Shield Tech Gas Station Project: Denied the sales of alcoholic beverages from the convenience store and approved the remainder of the gas station project.
- Comprehensive Revision to Alcohol Sales: Raised concerns with the sales of alcoholic beverages for off-site consumption. City Council initiated a code amendment to proceed with the study for more restrictive regulations.

## DISCUSSION TOPICS FOR PLANNING COMMISSION

1. General Site Layout
  - a. Location of Proposed uses
  - b. Enhancement of the street frontages
  - c. Pedestrian Accessibility & Safety
2. Architectural Styles
3. Proposed sales of beer, wine, and distilled spirits for the convenience store
4. Other topics not listed

## NEXT STEPS

The next steps are (1) formal submittal of entitlements (2) an interagency review of the proposed project (2) completion of the appropriate California Environmental Quality Act (CEQA) document; (3) the public review of the CEQA document; and public hearing(s).

*Prepared by:*



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*Miguel Del Rio*  
Assistant Planner

*Submitted by:*



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*Joe Perez*  
Community Development Director

# City of Jurupa Valley

*Reviewed by:*

*//s// Serita Young*

*Serita Young*

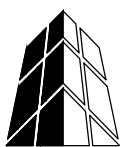
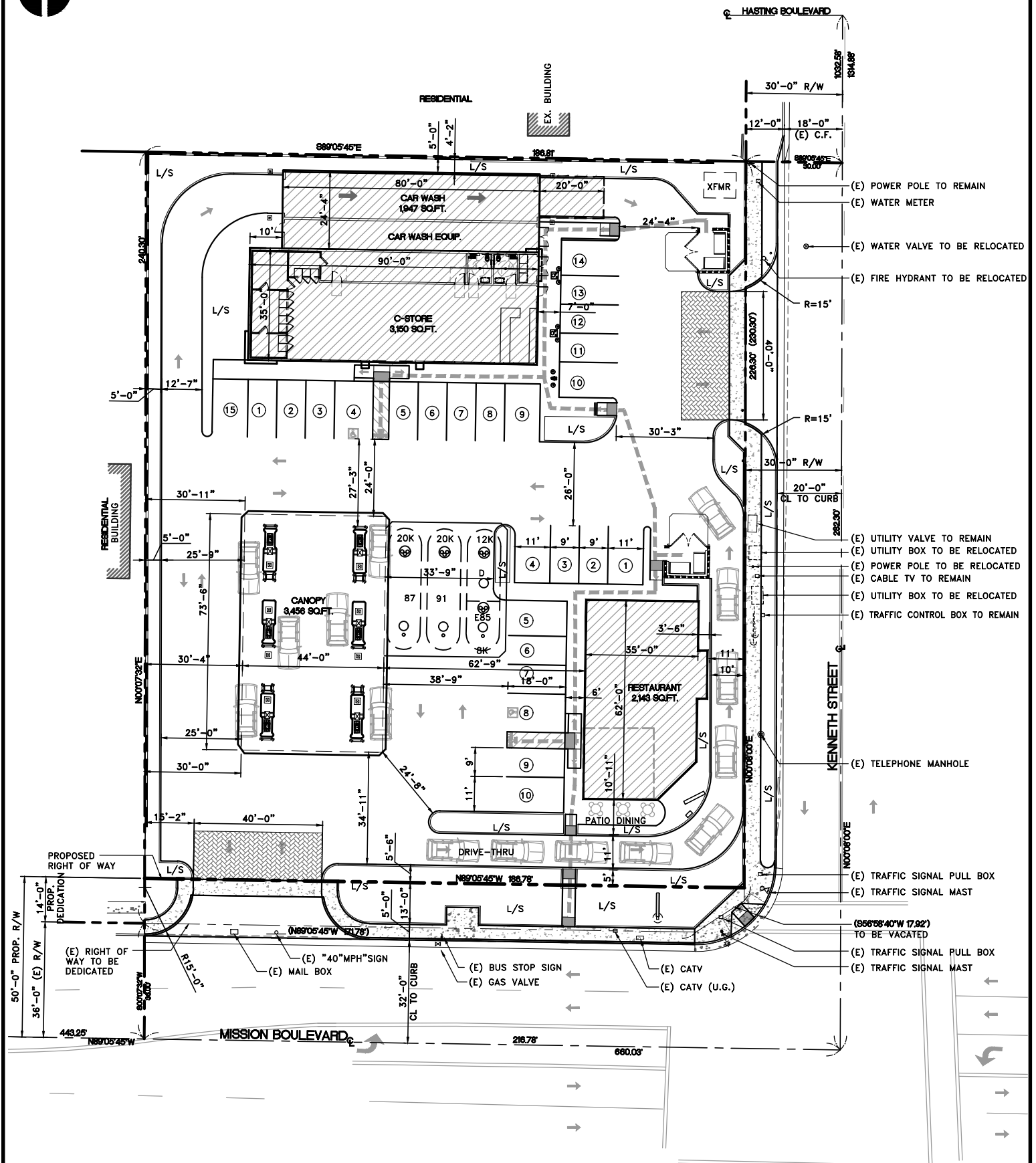
*Deputy City Attorney*

## **ATTACHMENTS**

1. Proposed Site Plan
2. Page 10 of the Riverside County Second District Design Guidelines regarding Gasoline Station Development
3. Map of the General Plan Glen Avon Town Center Overlay

**ATTACHMENT NO. 1**

Proposed Site Plan



# HEADY DESIGN INC.

7365 Carnelian St. Suite 233  
Rancho Cucamonga, CA 91730  
Phone: (909) 581-1202  
Email: Hheady@headydesign.com

## EXHIBIT "A"

PROPOSED SITE PLAN FOR COMMERCIAL  
DEVELOPMENT @ THE N/W CORNER OF MISSION  
BLVD. & KENNETH STREET

SCALE:  
1" = 40'

SHEET NO:  
1 OF 1

**ATTACHMENT NO. 2**

Page 10 of the Riverside County Second District Design Guidelines regarding Gasoline  
Station Development

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# Nonresidential Design and Landscape Guidelines

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## VII. COMMERCIAL DEVELOPMENT

Along the adjoining street of a commercial development, shade trees shall be provided in an adequate manner and extent to minimize that development's visual impact on nearby residential areas and soften its impact on through traffic.

Shade trees shall also be provided in an adequate manner and extent to shade off-street parking areas, and shall meet or exceed the shading requirements of Ordinance 348.

Landscaped berms adjacent to streets shall be used to minimize the visual effect of shopping centers on adjacent uses (see Figure 7).

Gas stations located at intersections shall be oriented so that the site's building is located adjacent to the intersection corner, with attractive landscaping, and that the gas pumps are located in the interior of the site, with access drives located as far from the intersection corner as possible. Adequate sight distance shall be maintained at intersections for all traffic movements.

A commercial development sign plan must be submitted for review with a project application and shall achieve consistency throughout.

- Identity signs for commercial and industrial projects shall utilize low profile monument signs rather than pylon or pole signs (see Figure 8).
- Individual tenant spaces within a project shall utilize channel lettering rather than "canned" lettering in their signs (see Figure 9).

**ATTACHMENT NO. 3**

Map of the General Plan Glen Avon Town Center Overlay



# Land Use

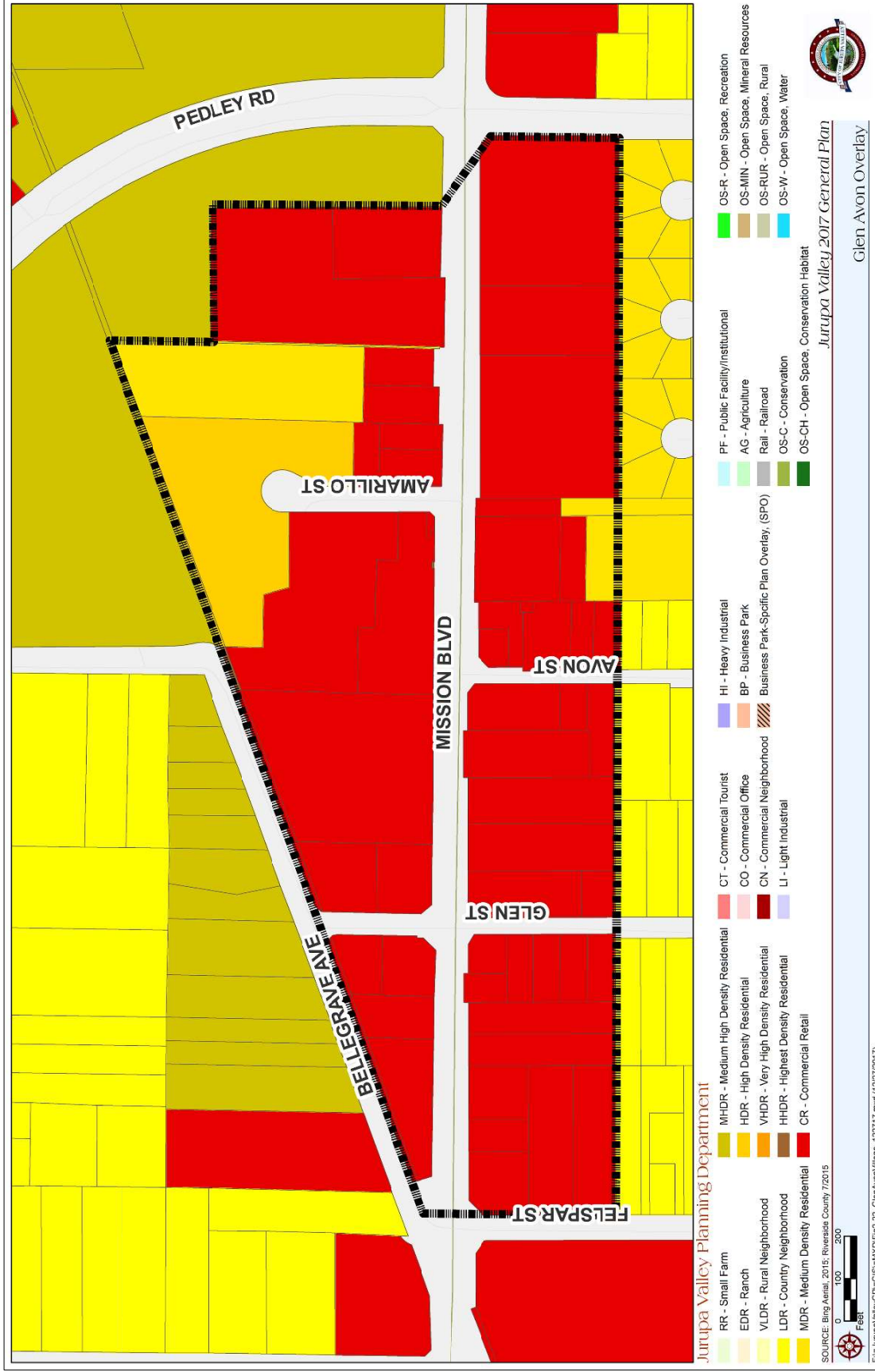


Figure 2-23: Glen Avon Overlay map

# City of Jurupa Valley

## RETURN TO AGENDA

## STAFF REPORT

**DATE:** JANUARY 27, 2021  
**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** AGENDA ITEM NO. 3.2  
ANNUAL REORGANIZATION OF THE PLANNING COMMISSION  
3.2A SELECTION OF CHAIR FOR 2021  
3.2B SELECTION OF CHAIR PRO TEM FOR 2021

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### BACKGROUND

#### Rules of procedures

The Planning Commission Rules of Procedures provides the following requirement for the annual reorganization:

*C. Selection of Planning Commission Officers. At the last regular Planning Commission Meeting in December of each year, the Planning Commission shall select from among its members a Chair and Chair Pro Tempore to serve for the following year. The Chair and Chair Pro Tempore shall take office on January 1 of each year. The term of office for the Chair and the Chair Pro Tempore shall be a calendar year from January 1 through December 31.*

*D. Waiver of Rules. The Planning Commission shall have the authority to waive provisions of the procedures established by this policy unless the procedure is required. Failure of the Planning Commission to follow these procedures shall not invalidate or otherwise affect any action of the Planning Commission.*

Inasmuch as the meetings on December 23, 2020 and January 13, 2021 were canceled, it is appropriate for the Commission to reorganize at the January 27, 2021 meeting. The Commission should waive the rule and proceed with the reorganization on this date.

#### Acting Chair

In order to proceed with the selection of the Chair, the Secretary of the Planning Commission (Community Development Director) will act as Chair to call the meeting to order and moderate the meeting until the voting members select a Chair as the first item of business.

### PROCEDURE

#### Selection of the Chair for 2021.

1. Secretary of the Commission (Community Development Director) will act as the Chair during the selection of the Chair for 2021.

# City of Jurupa Valley

2. The Secretary will ask for a motion and a second to waive the rule for reorganizing the Commission at the last meeting of December and select a Chair and Chair Pro Tem on January 27, 2020.
3. The Secretary will call for nominations for the office of Chair for 2021. A nomination does not require a second.
4. When no further nominations are evident, the Secretary will ask for a motion and a second to close nominations.
5. Upon a majority vote to close nominations, the Secretary will ask for a motion and a second to select a nominee for the office of Chair.
6. Upon a majority vote on a motion to select a Chair, the Secretary will relinquish the gavel to the newly selected Chair.

## Selection of the Chair Pro Tem

The newly selected Chair will follow the same procedure outlined above for the selection of a Chair Pro Tem.

*Prepared by:*



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*Joe Perez*  
*Community Development Director*

*Reviewed by:*

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**//s// Serita Young**  
*Serita Young*  
*Deputy City Attorney*

# City of Jurupa Valley

## **RETURN TO AGENDA**

## **STAFF REPORT**

**DATE:** JANUARY 27, 2021  
**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  
CONTINUED HEARING - 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

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### **RECOMMENDATION**

Continue the item to an unspecified date per the applicant's request, and direct staff to re-notice the public hearing for Master Application No. 20114 when it comes back before the Planning Commission.

### **BACKGROUND**

On June 18, 2020, the City Council adopted Resolution No. 2020-33 and Ordinance No. 2020-08, approving a gas station, car wash, and convenience store without alcohol sales for off-site consumption at the 2.42-acre lot located at the northwest corner of Cantu-Galleano Ranch Road and Pier Enterprises Way.

The applicant has re-applied for a Conditional Use Permit and Public Convenience and Necessity to allow alcohol sales for off-site consumption for the previously approved (unconstructed) convenience store. The item was originally scheduled to be heard on November 23, 2020; however, the applicant requested that the public hearing be continued to the December 9, 2020 Planning Commission meeting in order to allow time to prepare for the public hearing and accommodate a scheduling conflict. Subsequently, the applicant requested continuance of the December 9, 2020 public hearing. Both Planning Commission meetings that were scheduled on December 23, 2020 and January 13, 2021 were cancelled and adjourned ultimately to January 27, 2021. The applicant is requesting the public hearing to be continued to an unspecified date. Attachment 1 is the applicant's written request.

# City of Jurupa Valley

*Prepared by:*



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Chris Mallec  
Associate Planner

*Submitted by:*



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Joe Perez  
Community Development Director

*Reviewed by:*

//s// **Serita Young**

Serita Young  
Deputy City Attorney

## **ATTACHMENT**

1. Applicant's request for continuance dated January 18, 2021

**ATTACHMENT NO. 1**

Applicant's Request for Continuance

## Chris Mallec

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**From:** Norah Jaffan <[norah@epdsolutions.com](mailto:norah@epdsolutions.com)>  
**Sent:** Monday, January 18, 2021 2:17 PM  
**To:** Chris Mallec; Jeremy Krout  
**Cc:** Alex Calderas; Robert Pier  
**Subject:** Re: MA20114 - PC Hearing Continuance

Hello Chris,

The owner (copied on this email) confirmed that they would like to continue the item to an unspecified date.

Thank you

**Norah Jaffan**  
**Project Manager**  
**EPD Solutions**  
[norah@epdsolutions.com](mailto:norah@epdsolutions.com)

949.794.1180 main  
949.226.1854 cell  
2 Park Plaza, Suite 1120  
Irvine, Ca 92614



# City of Jurupa Valley

## **RETURN TO AGENDA**

## **STAFF REPORT**

**DATE:** JANUARY 27, 2021

**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** CHRIS MALLEC, ASSOCIATE PLANNER

**SUBJECT:** AGENDA ITEM NO. 6.2

**CONTINUED HEARING - MASTER APPLICATION (MA) NO. 20154 -  
CONDITIONAL USE PERMIT (CUP) NO. 20006 TO CONSTRUCT A 15,000  
SQUARE FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING, FOR THE  
ESTABLISHMENT OF A TRUCKING OPERATION**

**LOCATION: ON EAST SIDE OF RUBIDOUX BOULEVARD & NORTH OF 28<sup>TH</sup> STREET  
(APN: 178-222-010)**

**APPLICANT: HAVANA INVESTMENT GROUP**

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### **RECOMMENDATION**

Continue the item to an unspecified date, and direct staff to re-notice the public hearing for Master Application No. 20154 when it comes back before the Planning Commission.

### **PROJECT DESCRIPTION**

The Applicant proposes to construct a 15,000 square-foot building for a new trucking operation use on approximately 3.68 acres located on the east side of Rubidoux Boulevard, north of 28<sup>th</sup> Street.

### **BACKGROUND**

At the December 9, 2020 Planning Commission meeting, the Planning Commission continued the public hearing for this item to January 13, 2021 upon the applicant's request for additional time to prepare for the public hearing.

On January 13, 2021, the regular Planning Commission meeting was cancelled and adjourned to January 27, 2021, due to a lack of quorum.

On January 21, 2021, the City Council voted 5-0 to adopt an ordinance (Attachment No. 1), initiating an amendment to the zoning code, zoning map, and General Plan and land use map, to identify appropriate locations for truck intensive industrial uses, and provide reasonable development standards to protect neighboring residential neighborhoods from the impacts of excessive truck traffic. The adopted Ordinance also acts as an Urgency Ordinance and moratorium, partially stating that no application for any entitlement for the establishment of truck intensive uses shall be accepted or approved during the term of the temporary moratorium. Therefore, no official action can be taken by the Commission on this application at this time. In

# City of Jurupa Valley

addition, because the total length of the moratorium is unknown, our recommendation is that the Commission conduct the public hearing, and continue the item to an unspecified date.

*Prepared by:*



Chris Mallec  
Associate Planner

*Submitted by:*



Joe Perez  
Community Development Director

*Reviewed by:*

//s// Serita Young

Serita Young  
Deputy City Attorney

## ATTACHMENTS

1. Adopted Urgency Ordinance Imposing a Temporary Moratorium on Expansion or Establishment of Truck Intensive Uses in certain zones (adopted on January 21, 2021 City Council Meeting)

ORDINANCE NO. \_\_\_\_\_

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA IMPOSING A TEMPORARY MORATORIUM PURSUANT TO GOVERNMENT CODE SECTION 65858 ON THE EXPANSION OR ESTABLISHMENT OF TRUCK INTENSIVE USES IN THE INDUSTRIAL PARK (I-P), MANUFACTURING - SERVICE COMMERCIAL (M-SC), MANUFACTURING - MEDIUM (M-M), MANUFACTURING - HEAVY (M-H), MINERAL RESOURCES (M-R), AND MINERAL RESOURCES AND RELATED MANUFACTURING (M-R-A) ZONES**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Legislative Findings.** The City Council of the City of Jurupa Valley does find, determine and declare that:

A. California state law allows a City to adopt an interim ordinance that imposes a temporary moratorium on the approval of land use entitlements that may be in conflict with a contemplated general plan, specific plan or zoning proposal that the legislative body or planning commission intends to study within a reasonable time. Pursuant to California Government Code Section 65858, this interim urgency zoning ordinance must be adopted by not less than a four-fifths vote of the City Council and will be in effect for forty-five (45) days from the date of its adoption. The City Council may consider an extension of this interim Ordinance pursuant to the legal requirements provided in Government Code Section 65858.

B. The City Council is concerned that under the City's current zoning standards and current general plan policies, certain truck intensive uses that are allowed might cause a disproportionate public health, safety and welfare impact to the City of Jurupa Valley community and to its residents without compensating benefits to the community.

C. The City Council finds that studies need to be conducted to determine the proper location, regulations, and other land use regulatory controls that need to be in place in order to ensure that truck intensive uses do not burden the City and its residents and that the procedures for allowing such uses need to be studied to enable the City to address and mitigate potential burdens on the communities affected.

D. As some of these truck intensive uses are allowed in certain zones in the City with only a minimal Site Development Permit approved by the Community Development Director, the vacant land in the City could be substantially developed with truck intensive uses before the City Council has the opportunity to adequately study the appropriate mix of land uses and development standards for these uses so as to benefit the City unless this temporary moratorium is in place.

E. The City has been forced to address some of these issues on a limited basis without the benefit of a comprehensive policy to address the complex and interrelated impacts of these developments. For example:

(1) Complaints received by the Planning Department that owners of big rig truck cabs are parking in our residential neighborhoods creating noise and fumes, sometimes in the pre-dawn hours;

(2) The Center for Community Action and Environmental Justice (CCA EJ) has long labored in the community to curb the mobile sources of significant air quality and public health problems spawned by these uses, especially where they are in close proximity to residential neighborhoods;

(3) Concerns voiced by CCA EJ and other groups and individuals that truck intensive uses adversely impact residents by – among other things – increasing exposure to traffic-related air pollution, which has been linked to a variety of short- and long-term health effects including asthma, reduced lung function, and cardiovascular effects in adults. These uses present a particular risk to children in the community by substantially increasing their exposure to particulate matter, carbon monoxide, oxides of nitrogen, benzene and other truck-related air pollutants, which are linked to impaired lung development;

(4) The Planning Commission and City Council have recently denied applications for truck uses based on their incompatibility with nearby residential uses and traffic impacts; and

(5) Prime commercial sites are being used for truck parking lots. These uses have the benefit of an alternative to truck parking in the residential neighborhoods but inhibit productive commercial use of the land.

F. The City Council finds that in order to best protect the immediate threat to the public health, safety, and welfare, it is necessary for the City to immediately study and analyze the implications of allowing truck intensive uses in the City.

G. To accomplish this, the City Council intends to impose, on an urgency basis, a temporary moratorium on new or expanded truck intensive uses in the Industrial Park (I-P), Manufacturing - Service Commercial (M-SC), Manufacturing - Medium (M-M), Manufacturing - Heavy (M-H), Mineral Resources (M-R), and Mineral Resources and Related Manufacturing (M-R-A) Zones. “Truck intensive uses” shall be defined as the following uses: (1) trucking and transport; (2) truck or semi-trailer storage yard; (3) heavy equipment sales, rental, and storage; (4) auto auctions, including all vehicle types; (5) salvage yards; and (6) contractor storage yards; and (7) any other use reasonably determined by the Community Development Director to be similar to these types of uses.

H. This temporary moratorium will allow City staff, the City Council, property owners, and the people of the City of Jurupa Valley sufficient time to analyze the burdens truck intensive uses have on the City so that the appropriate land use regulatory controls and zone changes can be adopted.

I. The City Council finds that it is necessary that this interim Ordinance take effect immediately as there is a current and immediate threat to the public health, safety and welfare.

Without this urgency Ordinance, new or expanded truck intensive uses may be established in the City that may be in conflict with regulations ultimately adopted. Without this urgency Ordinance, truck intensive uses may be established or expanded such that: (1) all of the remaining available land in the City that could be devoted to truck intensive uses before adequate studies and approval of General Plan designations or policies, zoning measures or development standards are approved by the City Council to provide an appropriate mix of land uses, thereby impacting the public welfare; (2) create or exacerbate poor air quality conditions impacting the public health and preventing General Plan designations and policies, zoning measures or development standards that might be developed to mitigate such impacts; (3) create or exacerbate land use conflicts and health risks from truck intensive uses being established or expanded in close proximity to residential uses, thereby impacting the public health and welfare and preventing General Plan designations and policies, zoning measures or development standards that might be developed to mitigate such impacts; (4) create or exacerbate traffic safety conditions in the Jurupa Valley community through increased truck traffic related to new or expanded truck intensive uses, thereby impacting public safety and preventing General Plan designations and policies, zoning measures or development standards that might be developed to mitigate such impacts; and (5) create or exacerbate such impacts without City Council review of such projects.

J. For the reasons specified Section 1 of this interim Ordinance and all the evidence in the record, the City Council finds that there is a current and immediate threat to the public health, safety and welfare caused by the establishment or expansion of truck intensive uses in the City, and that the approval of any entitlement to allow such type of use would constitute a current and immediate threat to the public health, safety, and welfare of the residents of the City.

**SECTION 2. Adoption as an Urgency Interim Zoning Ordinance.** This interim Ordinance is adopted as an urgency zoning ordinance pursuant to the provisions of Government Code Section 65858(a), and shall be effective immediately upon its adoption. Based upon the findings set forth in Section 1 of this interim Ordinance, the City Council finds and determines that the adoption of this interim Ordinance as an urgency ordinance is necessary for the immediate preservation of public health, safety and welfare pursuant to the requirements of Government Code Sections 65858(a) and 36937(b).

**SECTION 3. Temporary Moratorium Established.** The City of Jurupa Valley hereby establishes a temporary moratorium on the approval and issuance of any type of entitlement necessary to allow truck intensive uses in the Industrial Park (I-P), Manufacturing - Service Commercial (M-SC), Manufacturing - Medium (M-M), Manufacturing - Heavy (M-H), Mineral Resources (M-R), and Mineral Resources and Related Manufacturing (M-R-A) Zones. "Truck intensive uses" shall be defined as the following uses: (1) trucking and transport; (2) truck or semi-trailer storage yard; (3) heavy equipment sales, rental, and storage; (4) auto auctions, including all vehicle types; (5) salvage yards; (6) contractor storage yards; and (7) any other use reasonably determined by the Community Development to be similar to these types of truck intensive uses. This temporary moratorium shall not apply to the following uses: (1) distribution warehouses and similar uses regulated by the Mira Loma Warehouse and Distribution Center Overlay and the Agua Mansa Warehouse and Distribution Center Overlay or amendments thereto or any other similar overlays that may be approved by the City Council during the temporary moratorium; (2)

manufacturing, processing, fabrication or assembly; and (3) public agency operations, including private services under contract to a public agency.

**SECTION 4. Temporary Moratorium Defined.** Notwithstanding any other ordinance or provision of the Jurupa Valley Municipal Code, no application for an entitlement for the establishment of a truck intensive use as defined in Section 3 above, shall be accepted or approved during the term of this temporary moratorium, specified in Section 5 of this interim Ordinance.

**SECTION 5. Temporary Moratorium Term.** This interim Ordinance shall take effect immediately upon adoption, and this interim Ordinance shall expire, and the temporary moratorium established hereby shall terminate, forty-five (45) days after the date of its adoption, unless extended by the City Council at a regularly noticed public hearing pursuant to California Government Code Section 65858. The City Council shall retain the authority to terminate or to limit the scope of the temporary moratorium at any time.

**SECTION 6. CEQA Finding.** The City Council hereby finds, in the exercise of its independent judgment and analysis, that this interim Ordinance is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that this urgency Ordinance has no likelihood of causing a significant negative effect on the environment and accordingly both the City Council's action of adopting this interim Ordinance and the effects derivative from that adoption are exempt from the application of CEQA pursuant to State CEQA Guideline Section 15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)). This temporary moratorium will impose restrictions on allowing truck intensive uses in certain zones. Thus, by limiting certain uses in the City, this interim Ordinance will limit environmental impacts. The Community Development Director shall prepare and file a Notice of Exemption for this interim Ordinance.

**SECTION 7. Planning Studies.** City staff shall promptly commence the studies they may deem necessary and appropriate to make a recommendation to this City Council regarding the structuring of the General Plan, zoning and other necessary regulatory controls over truck intensive uses within the City of Jurupa Valley. Pursuant to Government Code Section 65858(d), City staff shall prepare and submit for City Council adoption, at least ten (10) days prior to the expiration of this interim Ordinance, or any extension hereof, a written report describing the measures taken to alleviate the conditions which led to the adoption of this interim Ordinance.

**SECTION 8. Extension of Time.** The Community Development Director and the City Clerk's office shall undertake all actions legally necessary to extend this interim Ordinance in the event the studies desired by this City Council will not be concluded on or before the forty-fifth (45<sup>th</sup>) day subsequent to the adoption of this interim Ordinance.

**SECTION 9. Effect of Ordinance.** This interim Ordinance is intended to supersede any ordinance or resolution of the City of Jurupa Valley in conflict with the terms of this Ordinance; provided, however, that nothing contained in this interim Ordinance is intended to nor shall be construed to impair the prosecution or other enforcement action for violations of such ordinances.

**SECTION 10. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this interim Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not



affect the validity of the remaining portions of this interim Ordinance. The City Council hereby declares that it would have adopted this interim Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

**SECTION 11.**      **Effective Date.**    This interim Ordinance shall take effect immediately upon its passage. It shall be of no further force or effect forty-five (45) days from the date of its adoption unless extended pursuant to the legal requirements contained in Government Code Section 65858.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 21<sup>st</sup> day of January, 2021.

---

Lorena Barajas  
Mayor

ATTEST:

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Victoria Wasko, CMC  
City Clerk

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF JURUPA VALLEY )

I, Victoria Wasko, CMC, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. \_\_\_\_ was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 21<sup>st</sup> day of January, 2021, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

---

VICTORIA WASKO, CMC  
CITY CLERK

# City of Jurupa Valley

## **RETURN TO AGENDA**

## **STAFF REPORT**

**DATE:** JANUARY 27, 2021  
**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**BY:** TAMARA CAMPBELL, PRINCIPAL PLANNER  
**SUBJECT:** AGENDA ITEM NO. 6.3  
RECOMMENDATION OF GENERAL PLAN AMENDMENT (GPA) NOS. 20000, 20001, 20002, 20003, AND 20004, AND CHANGE OF ZONE (CZ) NOS. 20006, 20007, 20008, 20009, 20010, AND 20011 FOR IMPLEMENTATION OF THE CITY'S FIFTH-CYCLE HOUSING ELEMENT HOUSING PROGRAM

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## **RECOMMENDATION**

By motion, adopt Resolution No. 2021-01-27-02 recommending that the City Council approve 1) GPA20002, 2) CZ20008 and GPA20000, 3) CZ20006, 4) CZ20007, 5) CZ20009 and GPA20001, 6) CZ20011 and GPA20004, 7) CZ20012, and 8) CZ20010 and GPA20003 to ensure continued certification of the City's Housing Element.

## **BACKGROUND**

### **State Requirement for a Housing Element**

The Housing Element is one of eight State-required components of every city's General Plan, and a city's primary planning document to address its housing needs for the future. California state law requires that in order for the private market to adequately address housing needs, local governments must adopt plans that provide opportunities for, and do not unduly constrain, housing development, and demonstrate how the City's share of regional growth will be accommodated for in the planning period that the Housing Element addresses.

As Jurupa Valley continues to grow, we need to plan for where future residents will live by updating the City's housing policies and designating space by 2021 to accommodate the City's share of regional housing allocation of 4,485 new housing units for the 2021-2029 planning period. This includes designating sites for market rate housing, and housing that is affordable to very low, low and moderate incomes. The City doesn't have to build the housing units but must provide appropriate zoning on sites that offer real development potential, fair process and fees.

The Housing Element sets goals, policies, and programs that are implemented after the plan is adopted to achieve this objective. The Housing Element must remain consistent with the other elements of the General Plan, which was adopted in 2017.

The Housing Element must be updated every eight years and certified by the State, and this update will address the period from 2021 to 2029. The current Jurupa Valley Housing Element addresses the City's housing needs for the period from 2013 to 2021, and provides a baseline

for this update. This update gives us the opportunity to evaluate the current goals, policies, and programs, and determine the revisions needed to improve the effectiveness of the City's housing plan.

It is important to note that if we don't update our Housing Element or fall significantly behind on our housing targets, the City could be deemed out of compliance and risk losing important sources of funding currently provided by the State. In addition, by proactively planning for new housing and identifying potential sites where new housing development should occur, Jurupa Valley maintains local control to regulate housing development in a manner consistent with our local character and quality of life. The outcome of successfully planning for housing is to provide for housing choice and viable neighborhoods where the attainment of a decent home and suitable living environment for every member of our community is possible.

### **Status of City's Housing Element**

On June 4, 2019, the City of Jurupa Valley received a letter from the State of California Department of Housing and Community Development indicating that the City's Fifth-Cycle Housing Element (2013-2021) had been found in full compliance with State Law. The determination was based on the City's inclusion of a Housing Program that established a zoning implementation plan to rezone at least sixteen (16) acres with minimum densities of 25 units per acre anywhere suitable within the City.

As the next cycle (Sixth Cycle) for Housing Element updates approaches and we undertake review and revisions of the existing element, it is highly recommended that the City's commitments for the Fifth Cycle be fulfilled. Failure to implement the adopted program will jeopardize certification of the City's next Housing Element and hence possible future grant funds.

The City Council initiated the amendments to the General Plan Land Use Map and the Zoning Map to implement the housing program in March of 2019. Since that time, we have researched potential sites that would be suitable for twenty-five (25) dwelling units per acre and identified approximately thirty-seven (37) acres on thirteen (13) individual parcels of land distributed throughout the community. The total maximum units for 37 acres at 25 dwelling units per acre is 925 dwelling units. However, the total number of built-out units would generally be lower because of site constraints and projects would have to be designed to meet code requirements (parking, landscaping, etc.) and/or provide amenities. Therefore, we apply a typical discount factor of thirty percent (30%), which results in a conservative estimate of approximately 650 units.

While the commitment made was to designate sixteen (16) acres, we believe that rezoning or amending the General Plan for thirty-seven (37) acres will help the City address additional Regional Housing Need Allocation requirements (RHNA) set forth in the Sixth Cycle Housing Element. Table 1 provides a summary of the proposed changes.

<b>TABLE 1 - SUMMARY OF PROPOSED CHANGES</b>			
<b>CASE NO.</b>	<b>SITE NUMBER(S)</b>	<b>LOCATION(S)</b>	<b>ENTITLEMENT(S)</b>
<b>1</b>	<b>Site 76 (3.2 acres)</b>	South east corner of Ben Nevis Drive & Conning Street (APN: 170-030-004)	GPA20002
<b>2</b>	<b>Sites 89 &amp; 90 (6.1 acres)</b>	9220 Granite Hill Drive	GPA20000 & CZ20008

		(APN: 173-160-001 & APN: 173-160-004)	
<b>3</b>	<b>Sites 115, 116, &amp; 117 (10 acres)</b>	East side of Pacific Street & south of Canal Street (APN: 177-210-002, 003, 005)	CZ20006
<b>4</b>	<b>Site 170 (2.2 acres)</b>	Northeast corner of Tilton Avenue (42nd Street) & Briggs Street (APN:181-030-010)	CZ20007
	<b>Site 171 (0.8 acres)</b>	Northeast corner of Tilton Avenue (42nd Street) & Briggs Street (APN: 181-030-011)	GPA20001 & CZ20009
	<b>Site 172 (2.7 acres)</b>	Northeast corner of Tilton Avenue (42nd Street) & Briggs Street (APN:181-030-012)	GPA20004 & CZ20011
	<b>Sites 173 &amp; 174 (4.1 acres)</b>	Northeast Corner Of Tilton Avenue (42nd Street) & Briggs Street (APN: 181-041-013, 014)	CZ20012
<b>5</b>	<b>Sites B-1 &amp; B-2 (9.77 acres)</b>	North of Mission Blvd., south of State Route 60, east of Pyrite (APNS 171-020-028 & 171-020-030)	CZ20010

### **Regional Housing Need Allocation requirements (RHNA)**

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The 6th cycle RHNA covers the planning period October 2021 through October 2029. The main objective of Regional Housing Needs Assessment (RHNA) is to distribute the need for new housing construction in an equitable method throughout the state. The Department of Housing and Community Development (HCD) allocates the needed housing units among four household income categories. These four categories are:

<b>Income Category</b>	<b>Percent of Areawide Median Income (AMI)*</b>
Very-Low	< 50% of AMI
Low	51% - 80% of AMI
Moderate	81% - 120% of AMI
Above-Moderate	>120% of AMI

\* Adjusted for household size.

Communities use RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population,

employment and household growth. RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs. The City of Jurupa Valley's RHNA is identified in Table 2.

Table 2. Jurupa Valley's RHNA by Income Category				
Total	Very Low	Low	Moderate	Above Mod
4485	1204	747	729	1805

It is important to note that while the Southern California Association of Governments (SCAG) distributes jurisdictional housing needs throughout Southern California based on methodology that includes data from the California Department of Finance and California Department of Housing and Community, a city is not required to actually build the number of housing units ascribed to it, but is rather required to only ensure that its zoning and general plan land use map are such that the development may be accommodated.

## ANALYSIS

**1. Case Number 1: GPA 20002 (Site 76).** At the southeast corner of Ben Nevis Drive and Conning Street, lies a 3.2 - acre vacant site that is currently designated for Medium Density Residential (MDR) development on the City's General Plan Land Use map which establishes a density of up to five (5) dwelling units an acre. Since the site is comprised of 3.2 acres, the current General Plan establishes a maximum density of 15 multi-family dwellings on the site.

**Exhibit 1: Aerial Photo of Site 76**



In the vicinity, there is Mission Bell Elementary School, Rancho Posada Apartments (36 units), a mixture of vacant land, commercial properties, and single-family residences. Residential uses situated across the 60 Freeway to the north are physically distanced due to the wide expanse of



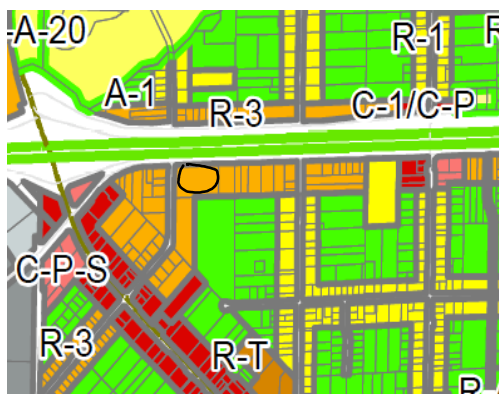
the 60 Freeway. The properties along Ben Nevis are zoned R-3 which allows for multi-family development. Rancho Posada Apartments is located directly to the east of this site. Most of this area is zoned A-1 (Light Agriculture). Mission Boulevard is further south with commercially zoned properties. See Exhibits 1 for the aerial of the project site and surrounding location.

This site is considered to be well-suited for increased residential density given the area's current zoning for multi-family dwellings as well as its proximity to the Mission Boulevard commercial corridor. The proposed change to Highest Density Residential (HHDR) would increase the maximum density to 80 units on this site. It is important to note that each proposed project must be designed to meet code requirements, such as parking, landscaping and setback. As a result, the project's density could be less than the maximum density.

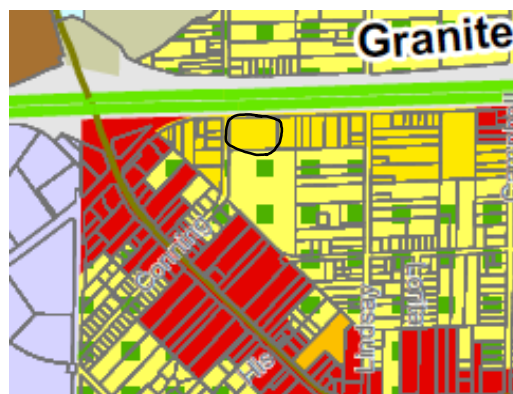
In most instances, a developer would be required to obtain a land use entitlement permit that is subject to approval by either a Director's action, Planning Commission action, or City Council action. In some cases, such as a project that meets State eligibility criteria for income-restricted proposals, no entitlement would be required. All developers could be required to submit plans and supporting documents in accordance with the zoning provisions and in compliance with all City development and environmental regulations. With the current zoning designation of R-3 (General Residential), the site could be developed with a variety of housing types, including single-family, multi-family, duplex units and planned residential developments. As such, a zone change is not necessary to enable the allowance of the recommended increase in density established by the General Plan. Table 3 provides a summary of the site and its zoning and general plan designations. Exhibits 2 – 4 are the General Plan land use map and Zoning map of the project site.

Table 3 – Summary of Case 1 (Site 76)					
Size	Current GP	Proposed GP	Existing Zoning	Proposed Zoning	Required Entitlement(s)
3.2 acres	MDR	HHDR	R-3	No Change	GPA

**Exhibit 2 - Existing Zoning**



**Exhibit 3 - Existing General Plan**



This aerial map shows the HHDR site, a large brown rectangular area, located within the 76th Precinct. The site is situated between the 100th Street Transitway and the 100th Street Transitway. The map also shows the 100th Street Transitway, the 100th Street Transitway, and the 100th Street Transitway. The 76th Precinct is indicated by a blue callout box with the number 76. The map includes labels for '100th Street Transitway', '100th Street Transitway', and '100th Street Transitway'. The HHDR site is labeled 'HHDR'.

### Exhibit 5 – Aerial Photo of Sites 89 & 90



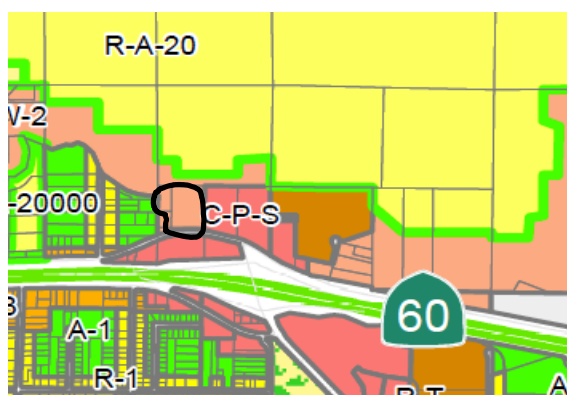
These sites (89 and 90) have been selected to provide for higher density residential development in order to meet our goals. It is recommended that the City change the land use designation to Highest Density Residential (HHDR) and the zoning classification to R-3 (General Residential). This would allow for a maximum of 152 units. This site is recommended provided it is adjacent to large commercially zoned areas to the south and east of the project site and along State Route 60. Additionally, this includes a 30-acre shopping center that was previously approved near the intersection of State Route 60 and Pedley Road. It is also fairly close to

Jurupa Valley Community Health Center, downtown Glen Avon, and Mission Village Senior Apartments. The residents of the potential multi-family development would support the future commercial development. Thereby, the adoption of the General Plan Amendment (GPA) and Change of Zone (CZ) would address our housing needs and economic sustainability goals. Table 4 provides a summary of Case 2. Exhibits 6 through 9 provide illustrations of Zoning and General Plan information.

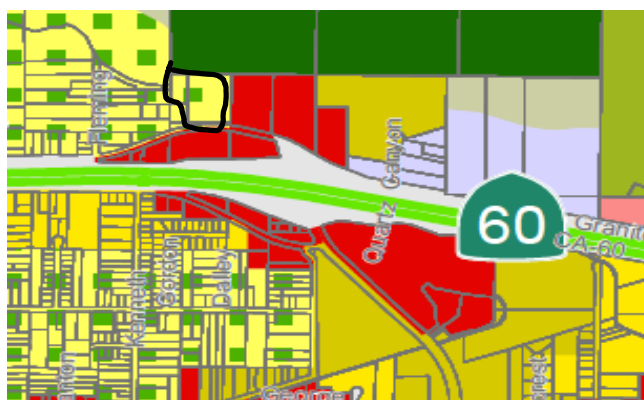
<b>Table 4 – Summary of Case 2 (Sites 89 and 90)</b>					
Size	Current GP	Proposed GP	Existing Zoning	Proposed Zoning	Required Entitlements
(89) 1.2 acres (90) 4.9 acres	CV-LDR	HHDR	W-2	R-3	GPA and CZ

Scenic Highway Commercial (C-P-S) zoning occurs directly to the east of these two sites (sites 89 and 90). R-T (Mobilehome Subdivisions and Mobilehome Parks) Zone lies farther to the east where 120 units are located in the Santiago Estates Mobilehome Park. Both sites are currently designated for Country Village - Low Density Residential (CV-LDR) on the City's General Plan land use map. CV-LDR has an allowed density of up to one dwelling per ½ - acre of land. The existing density would allow up to an estimated 11 dwelling units on the combined sites of 6.1 acres.

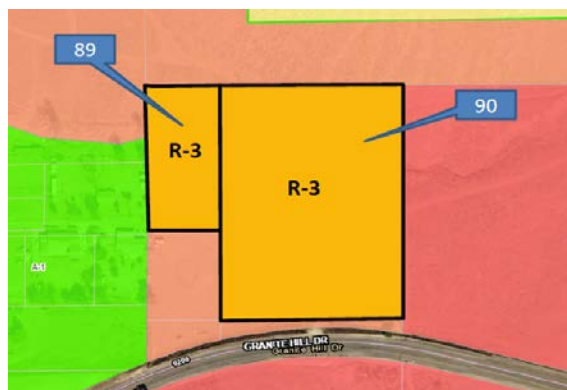
**Exhibit 6 – Existing Zoning**



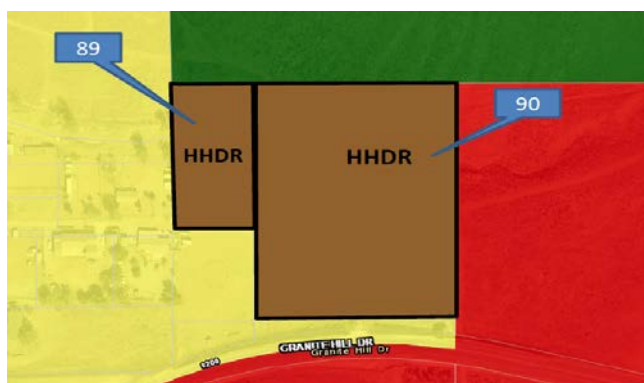
**Exhibit 7 – Existing General Plan**



**Exhibit 8 - Proposed Zoning**



**Exhibit 9 – Proposed General Plan**





3. **Case No. 3: CZ20006 (East of Pacific Street/South of Canal Street) (Sites 115, 116, and 117).** Sites 115 – 117 are three vacant properties located next to each other. An aerial photo of the site is provided as Exhibit 10. The total project area is 10 acres and these properties are zoned M-SC (Manufacturing - Service Commercial). Exhibits 11 through 13 illustrate the zoning and General Plan information.

**Exhibit 10 - Aerial Photo Sites 115 – 117**



Sites 115 – 117 are surrounded by the following planned and existing residential communities:

- **Paramount Estates.** Paramount Estates is an existing residential neighborhood located north of La Canada Drive (generally between Pyrite Avenue and Muriel Drive). Shown in the aerial photograph.
- **Existing tract south of Canal Street.** There is an existing single-family community located at the southeast corner of Canal Street and Pacific Avenue. Shown in the aerial photograph.
- **Shadow Rock.** Shadow Rock is an approved residential project for over 400 single-family units. It is currently under construction. This residential community is generally located east of Sierra Avenue, north of La Canada Drive, and south of the single-family homes that front on Karen Lane. It will connect the existing residential along Karen Lane to Paramount Estates and the existing residential south of Canal Street.
- **Sequanata Partners Tract.** In 2019, the City Council approved a 48 single-family residential lot subdivision generally located at the southeast corner of Opal Street and Canal Street. The southern boundary is State Route 60 and the eastern boundary is Pacific Avenue.
- **Rio Vista Specific Plan.** North of Paramount Estates is “Rio Vista Specific Plan.” The Specific Plan encompasses 918 acres of vacant land. It allows for approximately 1,700 residential units, a school site, a 5-acre commercial site, and over 400 acres of preserved open space.

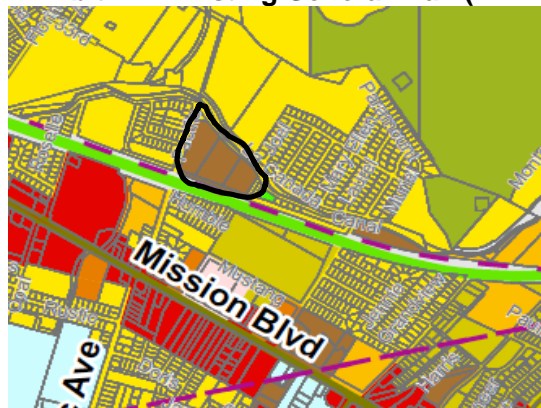
The City Council has determined that industrial and manufacturing uses on Sites 115 – 117 is undesirable with the existing residential in the surrounding area. Accordingly, in 2017, the City Council adopted its own General Plan and re-designated Sites 115 – 117 for Highest Density Residential (HHDR). HHDR establishes a maximum density of 25 units per acre. With the combined acreage of 10 acres, the potential maximum is approximately 250 dwelling units. Although the maximum is 250 dwelling units, the future housing development may result in lower units as the development must be designed to code requirements such as parking and setbacks.

To address the inconsistency between the residential land use designation and the manufacturing zone, we recommend R-3 (General Residential) zoning for Sites 115-117. The General Plan determines that the R-3 zone is consistent with HHDR General Plan Land Use. R-3 zoning will permit multi-family developments that would allow the full potential of higher density on these sites.

**Exhibit 11 Existing Zoning (M-SC)**



**Exhibit 12 - Existing General Plan (HHDR)**



**Exhibit 13 - Proposed Zoning (R-3)**



**4. Case No's. 4 – 7: CZ20007, CZ20009, CZ20011, CZ20012, GPA20001, GPA20004 (Northeast corner of Tilton Ave. and Briggs Street. (Sites 170, 171, 172, 173 and 174)**

There are five parcels (Sites 170, 171, 172, 173 and 174) located at the northeast corner of Tilton Avenue and Briggs Street that are owned by the Riverside County Housing Authority (RCHA). The RCHA has been working with an affordable housing developer (Palm Communities) in a collaborative effort for a future development of these parcels. These parcels are directly adjacent to an existing affordable housing community known as Vista Rio (which was also developed by Palm Communities). The development was awarded an American Planning Association Award and is considered an excellent example of the successful integration of income-restricted housing into a residential neighborhood. North of these parcels is vacant land. The former "Mission Plaza" shopping center was demolished on this site. The vacant land is designated for commercial development.

### Exhibit 14 – Aerial Photo of Sites 170- 174

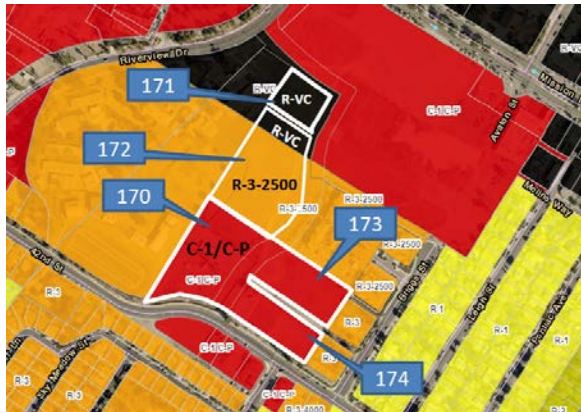


In order for RCHA and Palm Communities to move forward, the City desires to facilitate these changes and initiated the various zone changes and General Plan land use amendments. The General Plan land use designations and zoning of some of these parcels must be amended for consistency. Table 5 provides a summary of each of the parcel's acreage, land use designation, and zoning. Exhibits 15 to 18 illustrate the existing zoning and General Plan land use designations as well as proposed changes. The total area for five parcels is 8.2 acres. If all the required entitlements are approved for these parcels, the maximum density could be 207 dwelling units. The higher density is particularly desirable given the close proximity to the Rubidoux Village commercial area (including the former Mission Plaza site), Vista Rio apartments, daycares, community centers, and Louis Rubidoux Library. Residents of future multi-family units will have easy pedestrian access to these areas. Moreover, mass transit opportunities are available within a ½ mile.

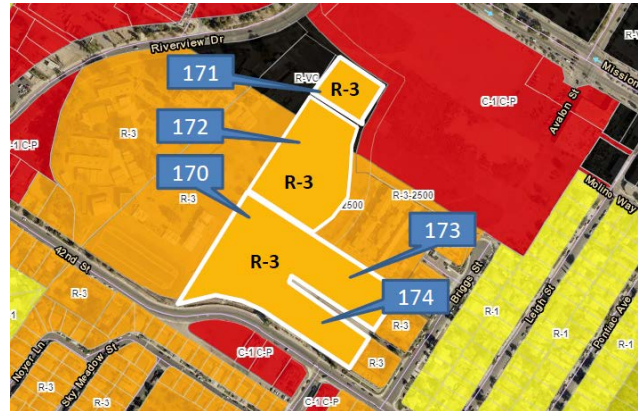
<b>TABLE 5 – SUMMARY OF ACREAGES AND PROPOSED CHANGES (Sites 170-174)</b>					
<b>Site No. and Size of Parcel</b>	<b>Current GP</b>	<b>Proposed GP</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Required Entitlements</b>
Site 170 - 2.2 acres CZ20007	HHDR	no change	C-1/C-P	R-3	CZ
Site 171 – 0.8 acres CZ20009/GPA20001	CR	HHDR	R-VC	R-3	GPA and CZ
Site 172 – 2.7 acres CZ0011/GPA20004	HHDR AND CR	HHDR	R-3-2500 and R-VC	R-3	GPA and CZ
Site 173 – 1.4 acres CZ20012	HHDR	no change	C-1/C-P	R-3	CZ
Site 174 – 1.2 acres CZ20012	HHDR	no change	C-1/C-P	R-3	CZ



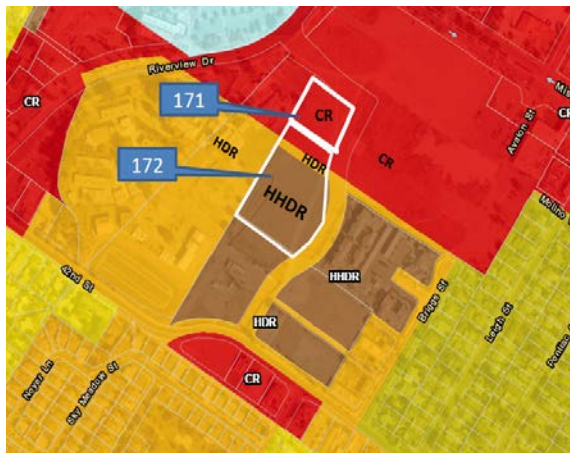
**Exhibit 15 - Existing Zoning**



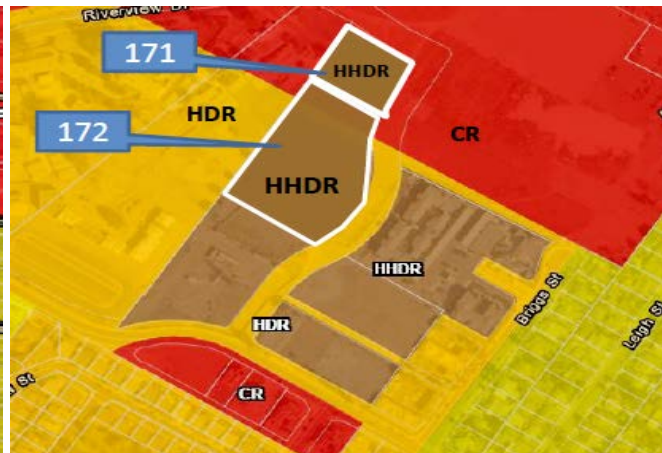
**Exhibit 16 - Proposed Zoning**



**Exhibit 17 - Existing General Plan**



**Exhibit 18 - Proposed General Plan**



**5. Case No. 8: CZ20010 and GPA20003 – North of Mission Blvd., south of the State Route 60 Freeway and east of Pyrite Street (Sites B-1 and B-2).**

Located east of Pyrite Street and south of the State Route 60 are two parcels (Sites B-1 and B-2) currently zoned A-1 (Light Agriculture). The combined total area is approximately 9.75 acres. See Exhibit 19 for the project location and surrounding area.

The existing General Plan land use designation is Business Park (B-P). At this time, the zoning is inconsistent with the General Plan so any proposal for an entitlement would require either a zone change or a General Plan Amendment depending on the proposed project.

This site is selected for higher density housing for the following reasons:

- Appropriate size of land for housing development
- Location is close to commercial corridor on Mission Boulevard
- In the General Plan, the surrounding area is planned for medium density residential and commercial. These are land uses are compatible.
- The market trends indicated that Business Park uses are slowing down

- Few business park developments have been proposed and/or approved within Jurupa Valley over the last 5 years. It does not appear to be a land use that is trending in the market place, whereas the need for multi-family housing has been identified as a critical need at both the local and regional level. When the County assigned the site a BP General Plan land use designation, market trends may have been very different.

**Exhibit 19 – Aerial Photo of Development Pattern (Sites B-1 and B-2)**



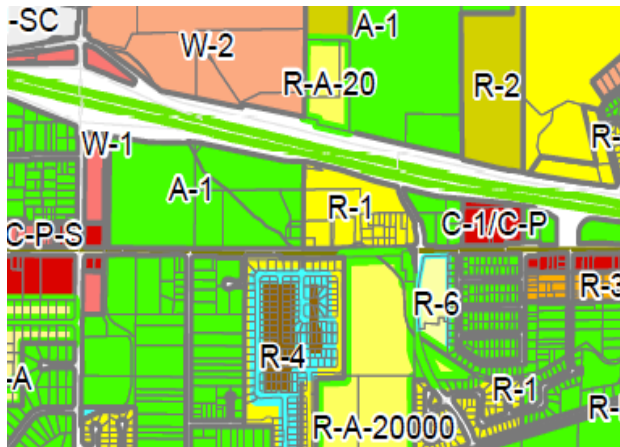
The City's goals of expanding housing opportunities will be furthered by changing both the land use designation and the zoning to allow higher density residential. Development potential would establish a maximum residential density 25 dwelling units per acre. If the General Plan Amendments (GPAs) and Change of Zones (CZs) were approved for these parcels, the maximum potential would be 243 multi-family dwelling units.

Table 6 provides summary information of the acreages, existing zoning, existing General Plan land use designations as well as proposed changes. Exhibits 20 through 23 provide illustrations of the surrounding development pattern and proposed changes.

<b>TABLE 6 – SUMMARY OF ACREAGES AND PROPOSED CHANGES (Sites B-1 and B-2)</b>					
<b>Size</b>	<b>Current GP</b>	<b>Proposed GP</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Required Entitlement(s)</b>
B-1 (8.85)	BP	HHDR	A-1	R-3	GP and CZ
B-2 (0.92)	BP	HHDR	A-1	R-3	GP and CZ

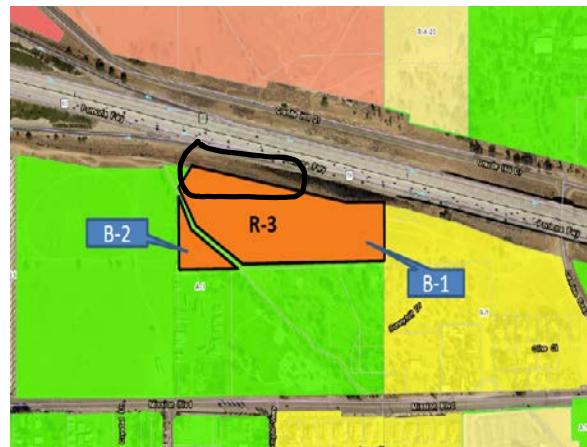


**Exhibit 20 - Existing Zoning (A-1)**

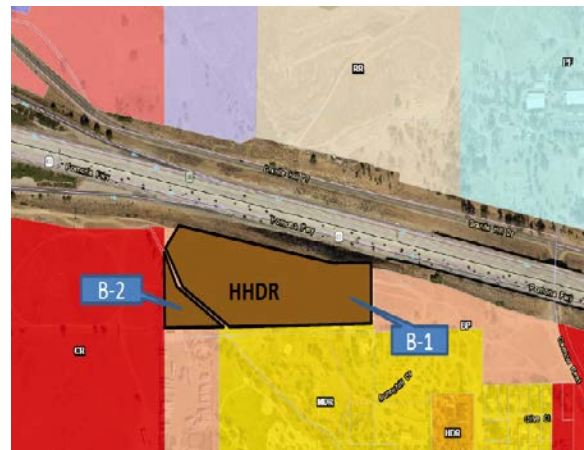
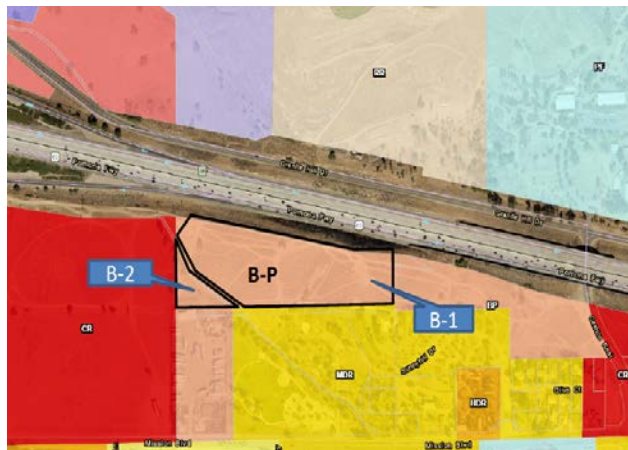


**Exhibit 22 - Existing General Plan**

**Exhibit 21 - Proposed Zoning (R-3)**



**Exhibit 23 - Proposed General Plan**



## CEQA DETERMINATION

The City of Jurupa Valley has previously certified a Final Programmatic Environmental Impact Report (FEIR) for the “2017 General Plan of the City of Jurupa Valley” project. The City has prepared a Previous Environmental Document Review Determination in accordance with CEQA, including all criteria, standards, and procedures of CEQA (Cal. Pub. Resources Code, § 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 *et seq.*). The document has been prepared to determine if the proposed Project is within the scope of the analysis contained in the FEIR certified by the City of Jurupa Valley City Council by adoption of Resolution No. 2017-14 on September 7, 2017, and to ensure the proposed Project does not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. On the basis of the evaluation in the Previous Environmental Document Review Determination, all potentially significant effects (a) have been analyzed adequately in an earlier FEIR, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier FEIR, including revisions or mitigation measures are imposed upon the Proposed Project. Nothing further is required.

## CONCLUSION

As the next cycle (Sixth Cycle) for Housing Element updates approaches and we undertake review and revisions of the existing element, it is recommended that the City's commitments for the Fifth Cycle be fulfilled. Failure to implement the adopted program will jeopardize certification of the City's next Housing Element and possible future receipt of State grant funds.

Prepared by:



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Tamara Campbell  
Principal Planner

Submitted by:



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Joe Perez  
Community Development Director

Reviewed by:

//s// Serita Young

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Serita Young  
Deputy City Attorney

## ATTACHMENTS

1. Resolution 2021-01-27-02
2. CEQA Documentation

ATTACHMENT 1

**RESOLUTION NO. 2021-01-27-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY APPROVE GENERAL PLAN AMENDMENT NOS. 20000, 20001, 20002, 20003, AND 20004, AND CHANGE OF ZONE NOS. 20006, 20007, 20008, 20009, 20010, 20011, AND 20012 FOR CONSISTENCY WITH THE HOUSING ELEMENT OF THE 2017 GENERAL PLAN, AND MAKE FINDINGS PURSUANT TO CEQA AND DETERMINATIONS THAT NO FURTHER CEQA REVIEW IS REQUIRED**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

Section 1.     **Project.**   The City has initiated General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004 to change the land use designations for certain parcels in the City, and Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012, to change the zoning classifications for certain parcels in the City, collectively for consistency with the Housing Element of the 2017 General Plan (the “Project”).

Section 2.     **General Plan Land Use Map Amendments.**

(a)     The City has initiated General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004 to change the General Plan land use designations of approximately 22.6 combined acres as follows and as shown in Exhibit “A”:

1)       6.1 acres of real property located north of Granite Hill Drive, east of Fleming Street, west of Pedley Road, and northeast of the Circle Inn Motel located at 9220 Granite Hill Drive (APNs: 173-160-001, -004) from Country Village-Low Density Residential (CV-LDR) to High Density Residential (HHDR) for GPA No. 20000;

2)       0.8 acres of real property located on the northeast corner of Tilton Avenue (42<sup>nd</sup> Street) and Briggs Street (APN: 181-030-011) from Commercial Retail (CR) to High Density Residential (HHDR) for GPA No. 20001;

3)       3.2 acres of real property located on the southeast corner of Ben Nevis Boulevard and Conning Street (APN: 170-030-004) from Medium Density Residential (MDR) to High Density Residential (HHDR) for GPA No. 20002;

4)       9.77 acres of real property located north of Mission Boulevard, south of the 60 Freeway, east of Pyrite Street (APNs: 171-020-028, -030) from Business Park (BP) to High Density Residential (HHDR) for GPA No. 20003; and

5) 2.7 acres of real property located on the northeast corner of Tilton Avenue (42<sup>nd</sup> Street) and Briggs Street (APN: 181-030-012) from High Density Residential (HHDR) and Commercial Retail (CR) to High Density Residential (HHDR) for GPA No. 20004.

(b) Section 9.30.010.A. of the Jurupa Valley Municipal Code provides that any amendment to any part of the Jurupa Valley General Plan, shall be adopted in accordance with the provisions of Section 65300 *et seq.* of the Government Code, as now written or hereafter amended, and Chapter 9.30 of the Jurupa Valley Municipal Code.

(c) Section 9.30.010.B. of the Jurupa Valley Municipal Code provides that the initiation of proceedings for the amendment of any part of the Jurupa Valley General Plan shall be conducted in accordance with the provisions of Chapter 9.30 of the Jurupa Valley Municipal Code.

(d) Section 9.30.040.D. of the Jurupa Valley Municipal Code provides that the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property, shall have the right to apply for a General Plan Amendment without having to request that the City Council adopt an order initiating proceedings for an amendment as detailed in Section 9.30.040. Instead, the owner of real property, or a person authorized by the owner, seeking to change the land use designation on that real property may apply for a General Plan amendment through the Planning Department and pay the required fee. Upon submittal of an application, the amendment shall be processed, heard and decided in accordance with Sections 9.30.010 and 9.30.100 of the Jurupa Valley Municipal Code.

(e) Section 9.30.100.(1) of the Jurupa Valley Municipal Code provides that proposals to amend any part of the Jurupa Valley General Plan shall be heard by the Planning Commission during a public hearing on the matter. Further, Government Code Section 65353 provides that when a city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed general plan, the commission shall hold at least one public hearing before approving a recommendation on the adoption of a general plan.

(f) Section 9.30.100.(2) of the Jurupa Valley Municipal Code provides that after closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the City Council with a copy mailed to the applicant. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Planning Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the City Council and shall be deemed a recommendation to deny the proposal. Further, Government Code Section 65354 provides that the planning commission shall make a written recommendation on the adoption of a general plan, that a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission, and that the planning commission shall send its recommendation to the legislative body.

(g) Section 9.30.100.(3) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation of the Planning Commission on an amendment of the General Plan, the City Clerk must set the matter for public hearing before the City Council at the earliest



convenient day and give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.

**Section 3. Change of Zone.**

(a) The City has initiated Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012 to rezone approximately 34.2 combined gross acres of real property as follows and as shown in Exhibit "B":

1) 10 acres of real property located on the east side of Pacific Street, south of Canal Street (APNs: 177-210-002, -003, -005) from Manufacturing-Service Commercial (M-SC) Zone to General Residential (R-3) Zone for CZ No. 20006;

2) 2.2 acres of real property located on the northeast corner of Tilton Avenue (42<sup>nd</sup> Street) and Briggs Street (APN: 181-030-010) from General Commercial (C-1/C-P) Zone to General Residential (R-3) Zone for CZ No. 20007;

3) 6.1 acres of real property located north of Granite Hill Drive, east of Fleming Street, west of Pedley Road, and northeast of the Circle Inn Motel located at 9220 Granite Hill Drive (APNs: 173-160-001, -004) from Controlled Development Areas (W-2) Zone to General Residential (R-3) Zone for CZ No. 20008;

4) 0.8 acres of real property located on the northeast corner of Tilton Avenue (42<sup>nd</sup> Street) and Briggs Street (APN: 181-030-011) from Rubidoux-Village Commercial (R-VC) Zone to General Residential (R-3) Zone for CZ No. 20009;

5) 9.77 acres of real property located north of Mission Boulevard, south of the 60 Freeway, east of Pyrite Street (APNs: 171-020-028, -030) from Light Agriculture (A-1) Zone to General Residential (R-3) Zone for CZ No. 20010;

6) 2.7 acres of real property located on the northeast corner of Tilton Avenue (42<sup>nd</sup> Street) and Briggs Street (APN: 181-030-012) from R-3 with a minimum lot size of 2,500 sq. ft. (R-3 2500), General Commercial (C-1/C-P) to General Residential (R-3) and Rubidoux-Village Commercial (R-VC) Zones to General Residential (R-3) Zone, collectively, for CZ No. 20011; and

7) 2.6 acres of real property located on the northeast corner of Tilton Avenue (42<sup>nd</sup> Street) and Briggs Street (APNs: 181-041-013, -014) from General Commercial (C-1/C-P) Zone to General Residential (R-3) Zone for CZ No. 20012.

(b) Section 9.285.040.(1) of the Jurupa Valley Municipal Code provides that the Planning Commission shall hold a public hearing on proposed amendments to the City's Zoning Ordinance that propose to change property from one zone to another.

(c) Section 9.285.040.(3) of the Jurupa Valley Municipal Code provides that after closing the public hearing the Planning Commission shall render its decision within a reasonable time and transmit it to the City Council in the form of a written recommendation, which shall contain the reasons for the recommendation and, if the recommendation is to change a zone

classification on property, the relationship of the proposed amendment to applicable general and specific plans. A copy of the recommendation shall be mailed to the applicant and proof thereof shall be shown on the original transmitted to the City Council. If the Planning Commission does not reach a decision due to a tie vote, that fact shall be reported to the City Council and the failure to reach a decision shall be deemed a recommendation against the proposed amendment.

(d) Section 9.285.040.(4)(a) of the Jurupa Valley Municipal Code provides that upon receipt of a recommendation for approval by the Planning Commission, the City Clerk shall set the matter for public hearing before the City Council at the earliest convenient day, and give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the Planning Commission.

**Section 4. Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004, and Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012 were processed including, but not limited to a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On January 27, 2021, the Planning Commission of the City of Jurupa Valley held a public hearing on General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004, and Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission closed the public hearing.

(c) All legal preconditions to the adoption of this Resolution have occurred.

**Section 5. California Environmental Quality Act Findings.** The Planning Commission hereby recommends that the City Council of the City of Jurupa Valley make the following environmental findings and determinations in connection with the approval of the Project:

(a) Pursuant to CEQA and the City's local CEQA Guidelines, City staff has considered the potential environmental impacts of the Project. City staff has also reviewed the Final Programmatic Environmental Impact Report (FEIR) for the "2017 General Plan of the City of Jurupa Valley" project certified by the City Council on September 7, 2017, including the impacts and mitigation measures identified therein, and prepared a Previous Environmental Document Review Determination in accordance with CEQA for the Project. Based on that review, the City of Jurupa Valley Planning Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the "2017 General Plan of the City of Jurupa Valley" project and the Project are adequately addressed by the

prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

(b) The City Council has independently reviewed the Previous Environmental Document Review Determination, and based upon the whole record before it, the Previous Environmental Document Review Determination, and its independent review and judgment, finds that that the Project, as modified, is not subject to further environmental review pursuant to the Guidelines because:

1) The Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR; and

2) All potential environmental impacts associated with the “2017 General Plan of the City of Jurupa Valley” project and the Project are adequately addressed by the prior FEIR, and the mitigation measures contained in the prior FEIR will reduce those impacts to a level that is less than significant.

(c) The custodian of records for the prior FEIR, and all other materials that constitute the record of proceedings upon which the Planning Commission determination is based, is the Planning Department of the City of Jurupa Valley. Those documents are available for public review in the Planning Department located at 8930 Limonite Avenue, Jurupa Valley, California 92509.

**Section 6. Findings for Recommendation of Approval of General Plan Amendments.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004 should be adopted because:

(a) The proposed General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004 are consistent with Program HE 1.1.1 of the City Jurupa Valley General Plan, which directs the City Council to amend the City’s General Plan and Zoning Ordinance and Map to redesignate at least 32.4 acres for residential use at HHDR density (up to 25 du/acre) to help meet the City’s lower-income housing RHNA requirements.

(b) The proposed amendments to the General Plan Land Use Map will also promote recovery from the statewide housing crisis that the Governor of the State of California has declared to be a statewide emergency.

**Section 7. Findings for Recommendation of Approval of Change of Zones.** The Planning Commission of the City of Jurupa Valley does hereby recommend that the City Council of the City of Jurupa Valley find and determine that Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012 should be adopted because:

(a) The proposed Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012 will be consistent with the City of Jurupa Valley General Plan, as amended by General Plan Amendment No. 20000, 20001, 20002, 20003, and 20004, in that Program HE 1.1.1

of the City Jurupa Valley General Plan directs the City Council to amend the City's General Plan and Zoning Ordinance and Map to redesignate at least 32.4 acres for residential use at HHDR density (up to 25 du/acre) to help meet the City's lower-income housing RHNA requirements.

**Section 8. Recommendation of Approval General Plan Amendments and Change of Zones.** Based on the foregoing, the Planning Commission hereby recommends that:

(a) The City Council of the City of Jurupa Valley adopt General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004, and Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012, to change the zoning classifications for certain parcels in the City, collectively for consistency with the Housing Element of the 2017 General Plan, as shown in Exhibits "A" and "B."

(b) The City Council's approval of General Plan Amendment Nos. 20000, 20001, 20002, 20003, and 20004, shall not be effective until the effective date of the ordinance adopting Change of Zone Nos. 20006, 20007, 20008, 20009, 20010, 20011, and 20012.

**Section 9. Certification.** The Community Development Director shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 27<sup>th</sup> day of January, 2021.

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Arleen Pruitt  
Chair of Jurupa Valley Planning Commission

ATTEST:

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Joe Perez  
Community Development Director/Secretary to the Planning Commission

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Joe Perez, Community Development Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2021-01-27-02 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 27<sup>h</sup> day of January, 2021, by the following vote, to wit:

AYES:           COMMISSION MEMBERS:

NOES:           COMMISSION MEMBERS:

ABSENT:        COMMISSION MEMBERS:

ABSTAIN:       COMMISSION MEMBERS:

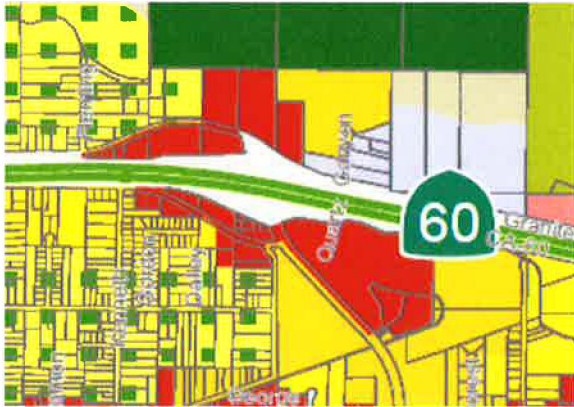
\_\_\_\_\_  
JOE PEREZ  
COMMUNITY DEVELOPMENT DIRECTOR

**EXHIBIT A**

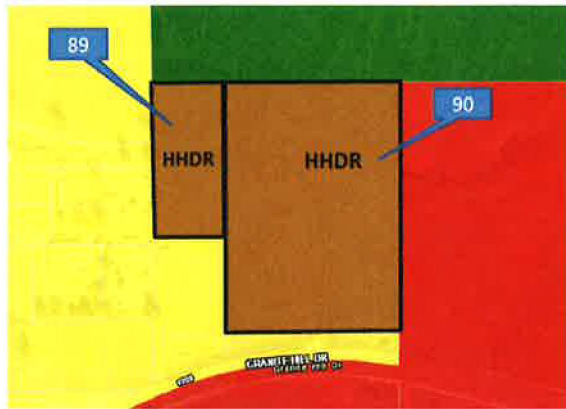
**General Plan Amendments**

## GENERAL PLAN AMENDMENT 20000 (Sites 89 and 90)

Existing General Plan - CV-LDR

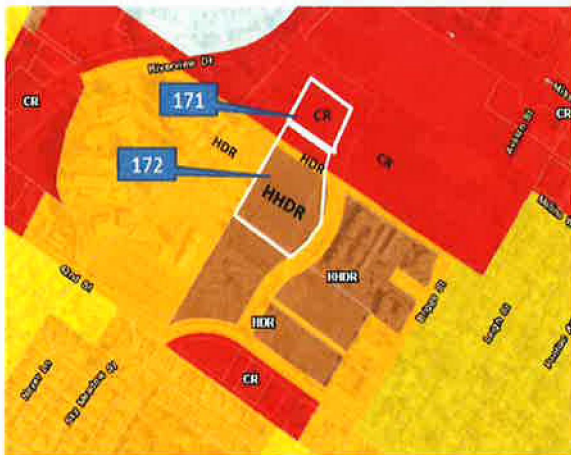


Proposed General Plan - HHDR

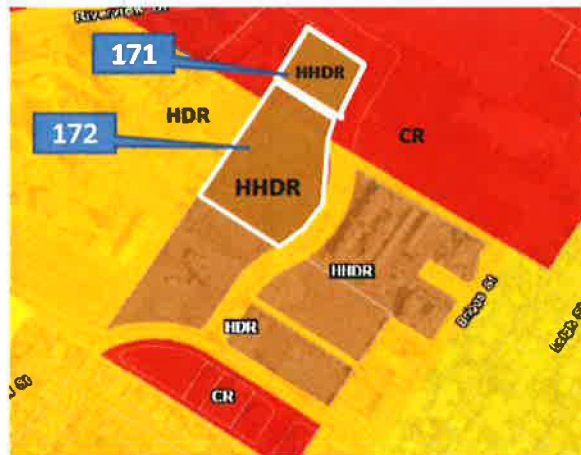


## GENERAL PLAN AMENDMENT 20001 (Site 171)

Existing General Plan  
Commercial Retail (CR)



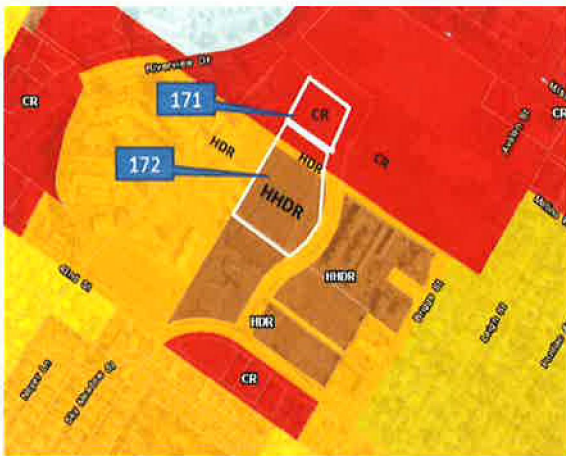
Proposed General Plan  
Highest Density Residential



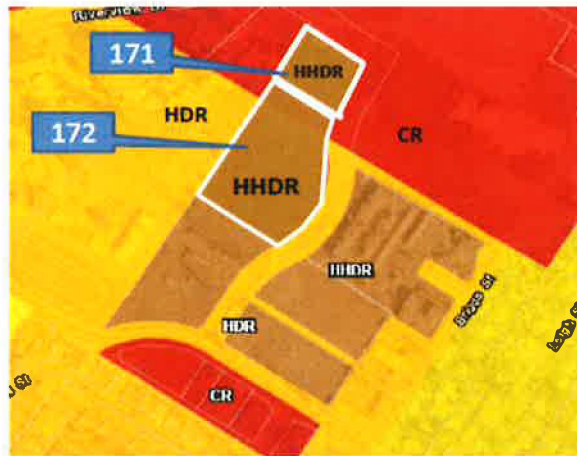


## GENERAL PLAN AMENDMENT 20004 (Site 172)

Existing General Plan  
HHDR and HDR

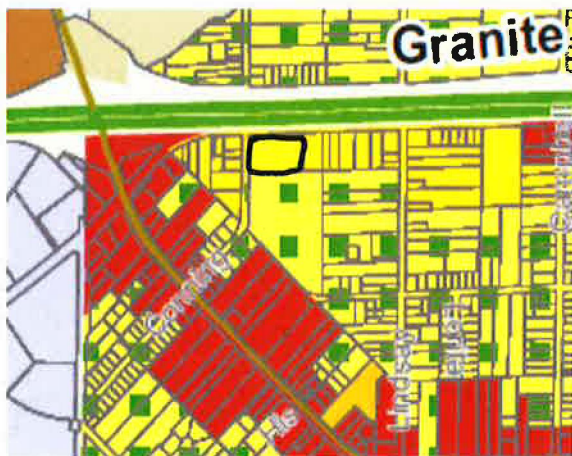


Proposed General Plan  
HHDR



## GENERAL PLAN AMENDMENT 20002 (Site 76)

Existing General Plan: MDR

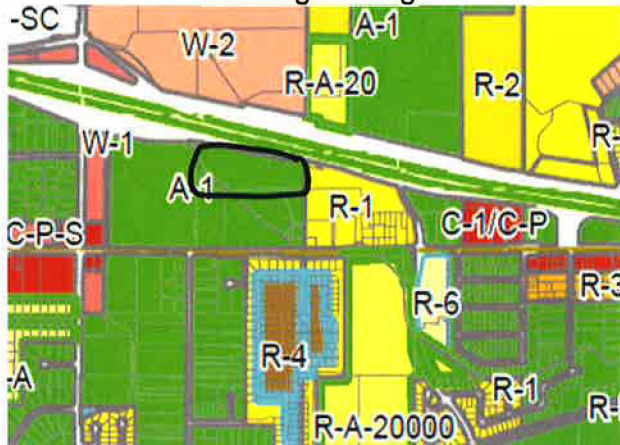


Proposed General Plan: HHDR

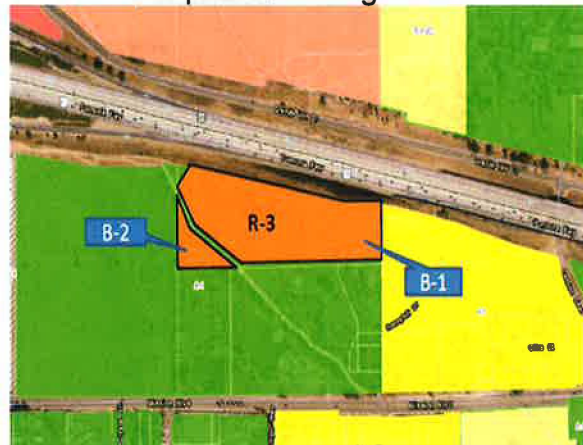


# GENERAL PLAN AMENDMENT 20003 (Sites B-1 and B-2)

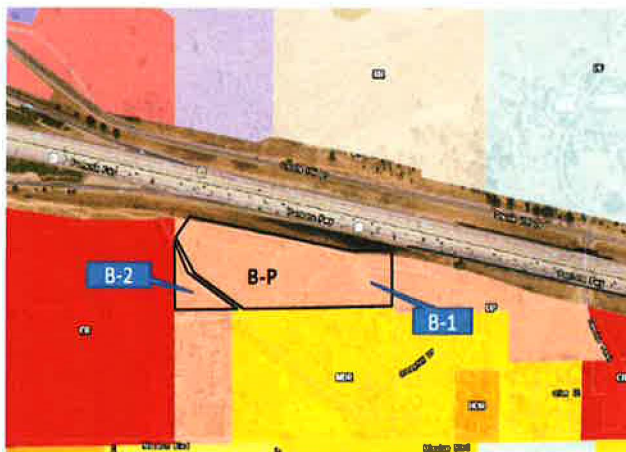
Existing Zoning: A-1



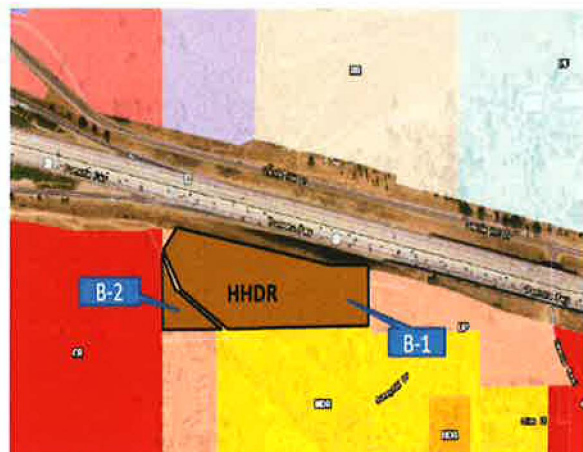
Proposed Zoning: R-3



Existing General Plan: B-P



Proposed General Plan: HHDR



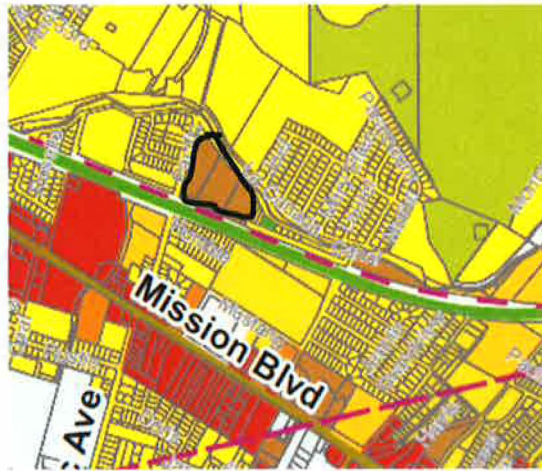
## **EXHIBIT B – CHANGES OF ZONE**



## CHANGE OF ZONE 20006 (Sites 115, 116, 117)

Existing Zoning (M-SC)

Proposed Zoning (R-3)



## CHANGE OF ZONE 20007, 20009, 20011, 20012 (Sites 170, 171, 172, 173)

Existing Zoning

Proposed Zoning

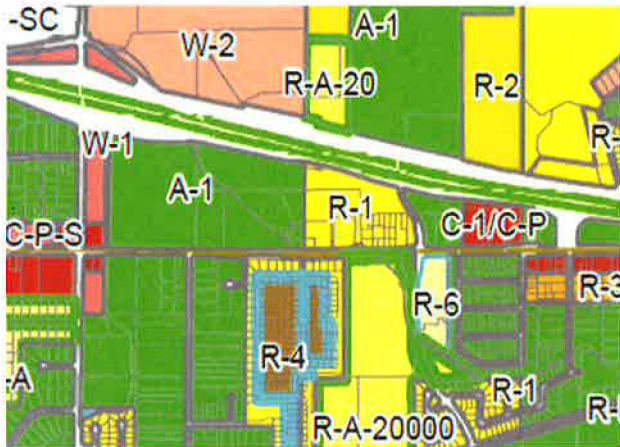
CZ20007 - Site 170: C-1/C-P  
CZ20009 - Site 171: R-VC  
CZ20011 - Site 172: R-2500, R-VC  
CZ20012 - Site 173: C-1/C-P

Site 170: R-3  
Site 171: R-3  
Site 172: R-3  
Site 173: R-3

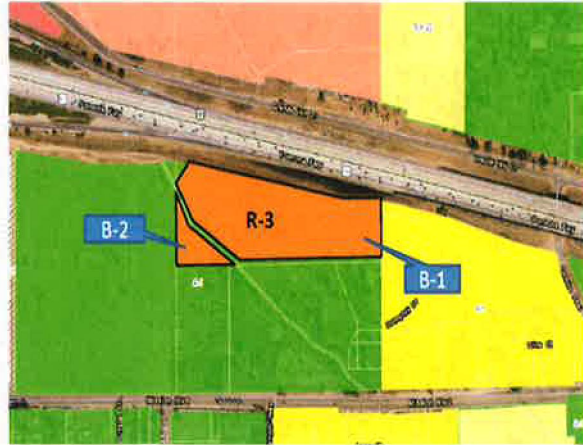


## CHANGE OF ZONE 20010 (Sites B-1 AND B-2)

Existing Zoning – A-1



Proposed Zoning



ATTACHMENT 2



# Previous Environmental Document Review Determination

**Housing Element Fifth Cycle Compliance:  
Various Changes of Zones and General Plan Amendments  
throughout Jurupa Valley**



## **Lead Agency**

City of Jurupa Valley 8390 Limonite Avenue  
Jurupa Valley, CA 92509  
Contact: Tamara Campbell, Principal Planner  
(951) 332-6464 or (949) 489- 1442 ext. 121  
[tcampbell@jurupavalley.org](mailto:tcampbell@jurupavalley.org)

**January 5, 2021**

## 1.0 INTRODUCTION

### A. Document Purpose

This document is a Previous Environmental Document Review Determination prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 *et seq.*).

This document has been prepared to determine if the proposed action is within the scope of the analysis contained in the *City of Jurupa Valley Final Environmental Impact Report, 2017 General Plan, State Clearinghouse No. 201602102* certified by the City of Jurupa Valley City Council on September 7, 2017, and to ensure that the proposed action will not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.

### B. Project Description

The eight (8) General Plan Land Use Redesignation and Zone Change cases, as described in this document, are intended to implement the following General Plan policies or programs:

- Program HE 1.1.1. General Plan and Zoning Amendments. Amend General Plan and Zoning Ordinance and Map to designate at least 32.4 acres for residential use at HHDR density (up to 25 du/acre) to help meet Lower Income RHNA needs. The Land Use Map will be amended concurrently with the 2017 General Plan. Zoning Ordinance amendments shall be initiated within 1 year of adopting the new General Plan.
- Policy LUE 2.1.1 Regional Housing Needs. Within one year of adoption of the 2017 General Plan, the City will amend the Zoning Ordinance density standards for the R-6 to allow a base density up to 25 dwelling units per acre, and amend the Zoning Map to show the locations of about 34 acres of additional R-6 zoning to help meet Regional Housing Needs (RHNA).

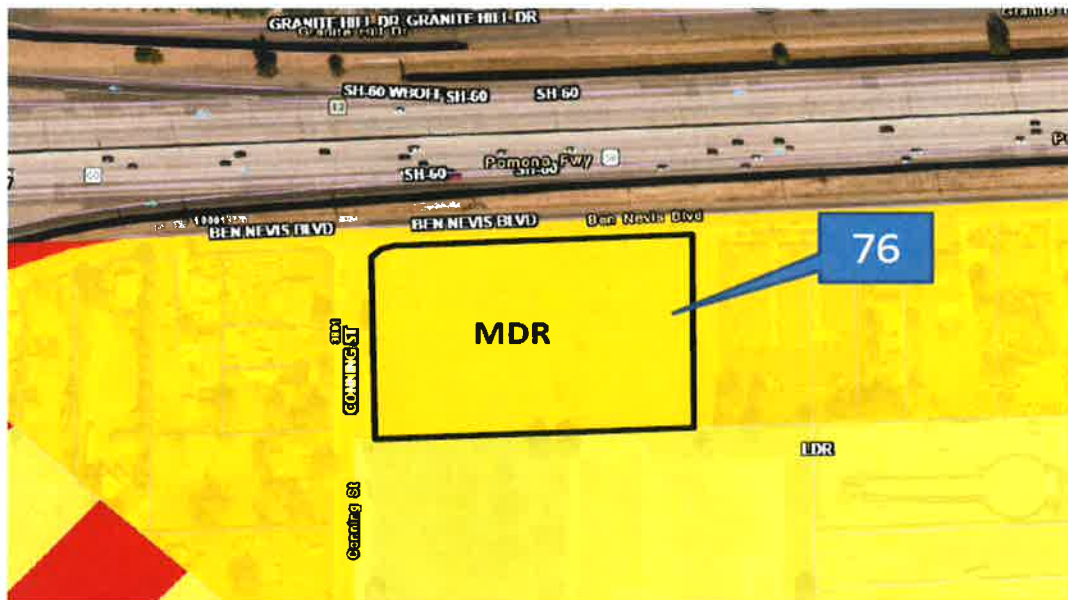
*Note: Although subsequent discussions with the California Department of Housing and Community Development reduced the required acres for HHDR to 16 acres, as described in Policies HE 1.1.1 and LUE 2.1.1, the EIR analyzed 32.4 acres for environmental impact purposes.*

Program HE 1.1.1 commits the City to amending the Land Use Map of the General Plan to add at least 32.4 acres of HHDR-designated land with appropriate zoning to allow multi-family ownership and rental housing. The HHDR land use designation allows a base density of 25 dwelling units per acre, with additional density possible through state-mandated density bonuses.

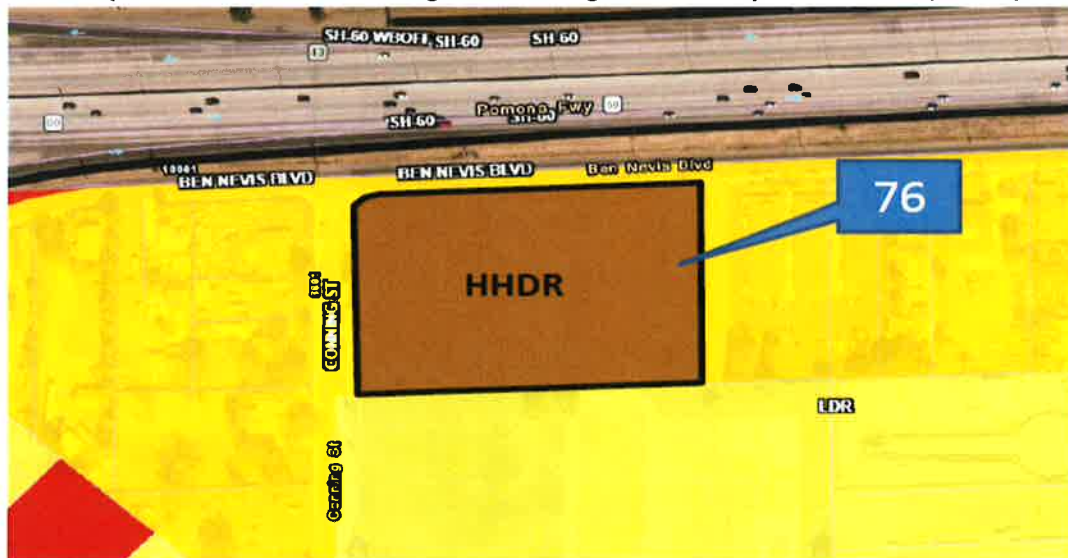
Specific details of each case are provided on pages 1 through 9.

Case No. 1 GPA 20002				
Site 76-Southeast Corner of Ben Nevis Blvd. and Conning St.				
Acres	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
3.2	Medium Density Residential (MDR) 5 du/ac max.	Highest Density Residential (HHDR) 25 du/ac max.	R-3 (General Residential)	R-3 (General Residential)

**Existing General Plan Land Use Designation – Medium Density Residential (MDR)**

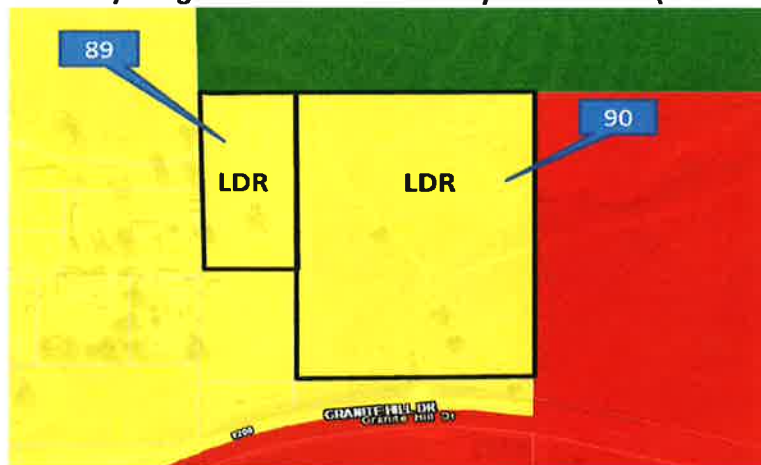


**Proposed GP Land Use Designation – Highest Density Residential (HHDR)**

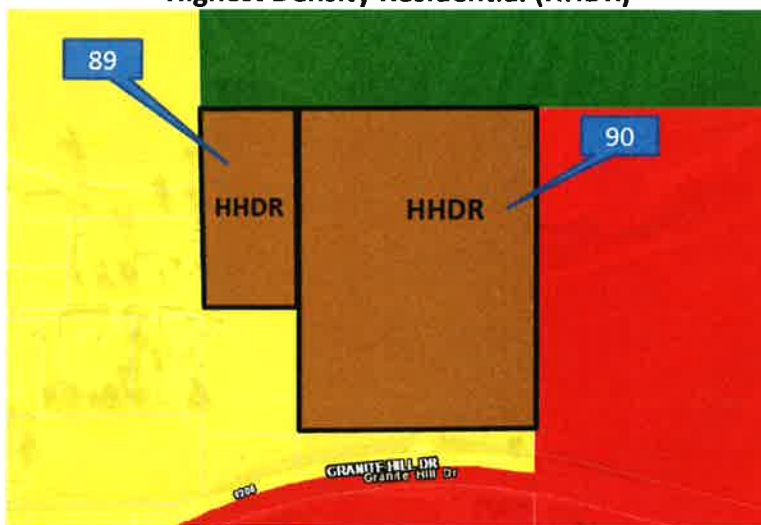


<b>Case No. 2 GPA 20000/CZ20008</b> <b>Sites 89 and 90 – North of Granite Hill Dr./East of Fleming St./West of Pedley Rd./Northeast of the Circle Inn Motel Located at 9220 Granite Hill Dr.</b>				
Acres	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
(89) 1.2 (90) 4.9	Country Neighborhood-Low Density Residential (CV-LDR) ½ acre minimum	Highest Density Residential (HHDR) 25 du/ac max.	W-2 (Controlled Development Areas)	R-3 (General Residential)

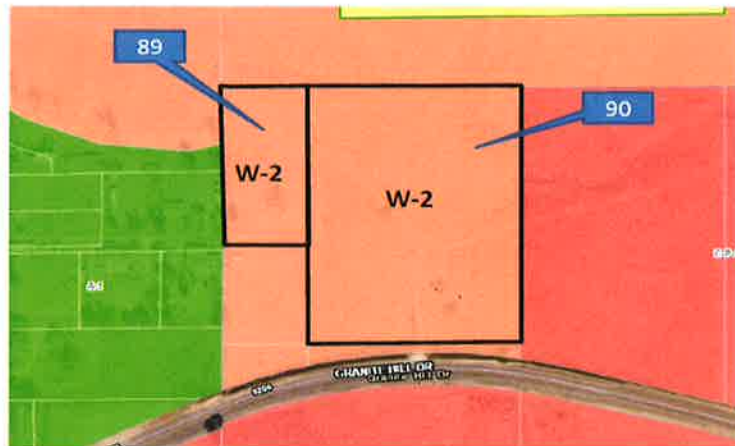
**Existing General Plan Land Use Designation  
Country Neighborhood-Low Density Residential (CV-LDR)**



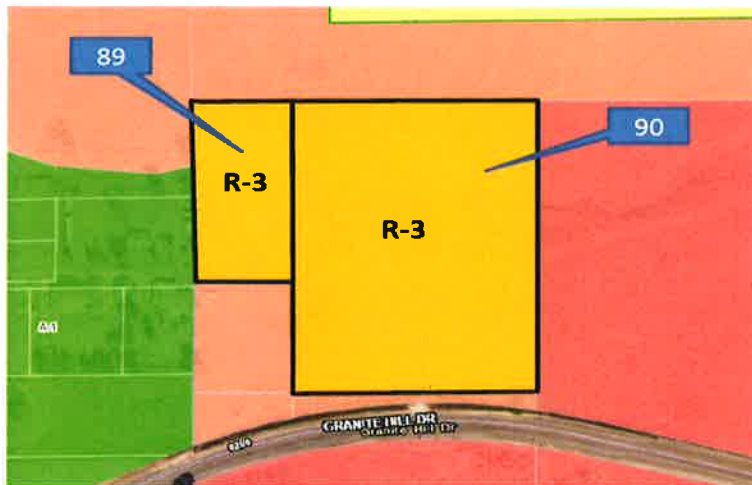
**Proposed General Plan Land Use Designation –  
Highest Density Residential (HHDR)**



**Existing Zoning – Controlled Development Areas (W-2)**



**Proposed Zoning – General Residential (R-3)**





Case No. 3-CZ20006				
Sites 115-117 – East of Pacific St./South of Canal St.				
Acres	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
10	Medium Density Residential (MDR) 5 du/ac max.	Medium Density Residential (MDR) 5 du/ac max.	M-SC (Manufacturing-Service Commercial)	R-3 (General Residential)

**Existing Zoning – Manufacturing-Service Commercial (M-SC)**



**Proposed Zoning – General Residential (R-3)**





**Cases Nos. 4-7- CZ20007, CZ20009, CZ20011, CZ20012 and GPA20001 and GPA20004  
Sites 170 – 174 - Northeast corner of Tilton Ave. and Briggs St.**

Acres	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
Site 170 2.2 ac.	Highest Density Residential (HHDR) 25 du/ac max.	Highest Density Residential (HHDR) 25 du/ac max.	C1/CP (General Commercial)	R-3 (General Residential)
Site 171 0.8 ac.	Commercial Retail (CR) (0.20 - 0.35) FAR	Highest Density Residential (HHDR) 25 du/ac max.	R-VC (Rubidoux-Village Commercial)	R-3 (General Residential)
Site 172 2.7 ac.	High Density Residential (HHDR) 25 du/ac max. and Commercial Retail (CR) (0.20 - 0.35) FAR	Highest Density Residential (HHDR) 25 du/ac max.	R-3 2500 and R-VC	R-3 (General Residential)
Site 173 1.4 ac.	Highest Density Residential (HHDR) 25 du/ac max.	Highest Density Residential (HHDR) 25 du/ac max.	C1/CP (General Commercial)	R-3 (General Residential)
Site 174 1.2 acres	Highest Density Residential (HHDR) 25 du/ac max.	Highest Density Residential (HHDR) 25 du/ac max.	C1/CP (General Commercial)	R-3 (General Residential)

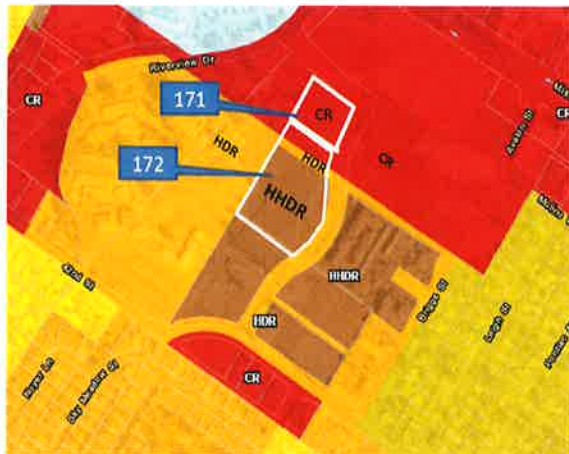
Existing Zoning



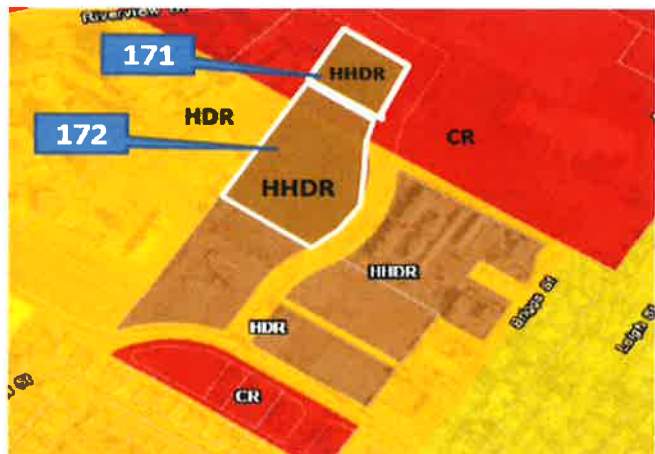
Proposed Zoning



Existing General Plan

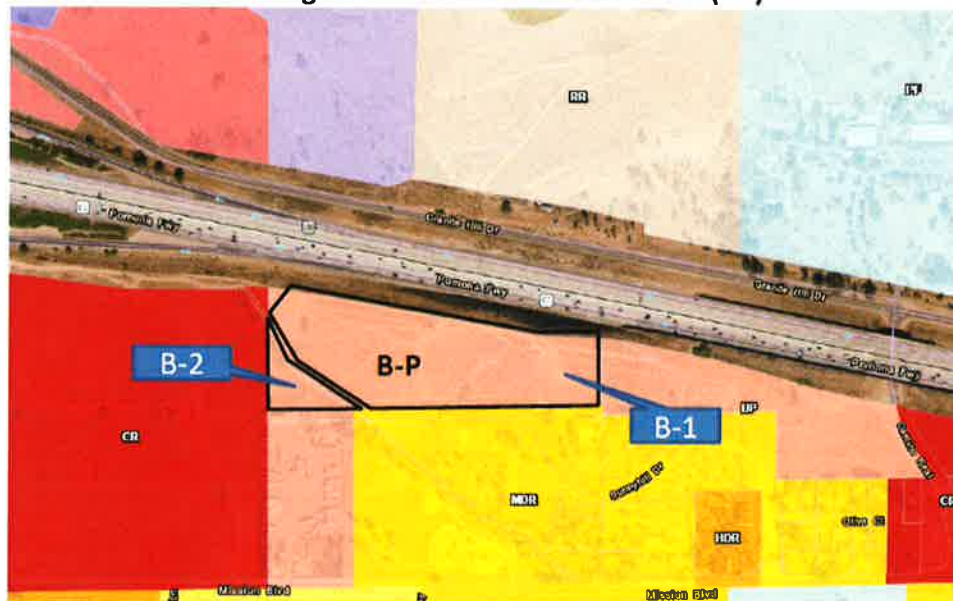


Proposed General Plan

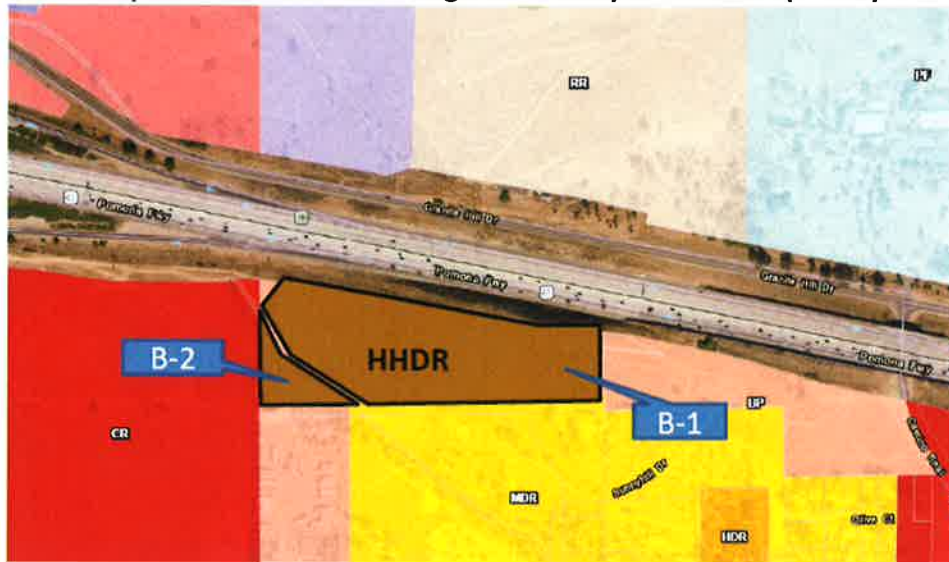


Case No. 8-GPA20003/CZ20010				
Sites B -1 and B-2 - North of Mission Blvd./South of SR-60/East of Pyrite St.				
Acres	Existing General Plan Land Use	Proposed General Plan Land Use	Existing Zoning	Proposed Zoning
B-1 8.85 ac.	BP (Business Park) _0.25 - 0.60_ FAR	Highest Density Residential (HHDR) 25 du/ac max.	A-1 (Light Agriculture)	R-3 (General Residential)
B-2 0.92 ac.	BP (Business Park) _0.25 - 0.60_ FAR	Highest Density Residential (HHDR) 25 du/ac max.	A-1 (Light Agriculture)	R-3 (General Residential)

Existing General Plan – Business Park (BP)



**Proposed General Plan – Highest Density Residential (HHDR)**

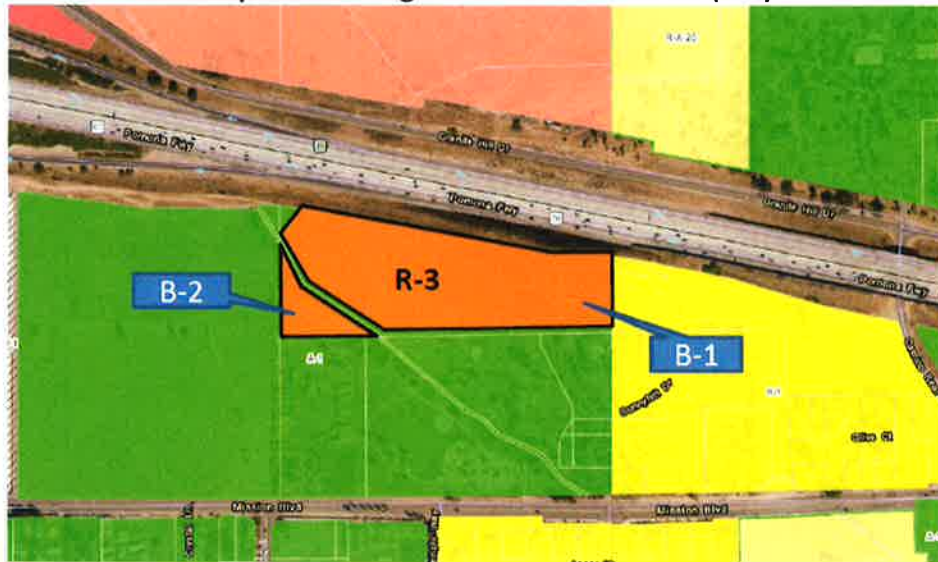


**Existing Zoning – Light Agriculture (A-1)**





### Proposed Zoning – General Residential (R-3)



## 2.0 USE OF PREVIOUS ENVIRONMENTAL IMPACT REPORT

*City of Jurupa Valley Final Environmental Impact Report, 2017 General Plan, State Clearinghouse No. 201602102* was certified by the City of Jurupa Valley City Council on September 7, 2017. CEQA allows a previously adopted Environmental Impact Report (EIR) to be used as the environmental assessment for a project if it is determined that the project currently under review is “within the scope” of the earlier EIR pursuant to CEQA Guidelines Section 15162 (a), which stipulates when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR;
- Substantial changes occur with respect to the circumstances under which the project is undertaken;
- The project will have one or more significant effects not discussed in the previous EIR;
- Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

*City of Jurupa Valley Final Environmental Impact Report, 2017 General Plan, State Clearinghouse No. 201602102* is on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509, and online at <https://www.jurupavalley.org/339/General-Plan> and is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150.

### 3.0 ANALYSIS

The *City of Jurupa Valley Final Environmental Impact Report, 2017 General Plan, State Clearinghouse No. 201602102* (EIR) is a first-tier environmental document that assesses the impacts that can be expected to occur from the adoption and implementation of the General Plan, including Chapter 5, the Housing Element. Table 1 summarizes the sites that are proposed to be redesignated to Highest Density Residential (HHDR) 25 du/ac max and rezoned to a consistent zoning classification.

**Table 1. Summary of General Plan Land Use Map Amendments to HHDR**

Site #	APN	Ac	Location	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning
76	170030004	3.2	SEC of Ben Nevis and Conning St.	MDR	R-3	HHDR	R-3
89	173160001	1.2	N of Granite Hill	CV- LDR	W-2	HHDR	R-3
90	173160004	4.9	N of Granite Hill	CV- LDR	W-2	HHDR	R-3
171	181030011	0.8	Riv Co Housing Authority - Palm Communities.	CR	RV-C	HHDR	R-3
172	181030012	2.7	Riv Co Housing Authority – Palm Communities	HHDR/CR	R-3 2500 & RV-C	HHDR	R-3
B- 1	171020030	8.85	N of Mission, S of 60 Freeway/E of Pyrite	BP	A-1	HHDR	R-3
B- 2	171020028	0.92	N of Mission, S of 60 Freeway/E of Pyrite	BP	A-1	HHDR	R-3
<b>Total Acres</b>		<b>22.57</b>	---	---	---	---	---

As noted previously, Housing Element Program HE 1.1.1 commits the City to amending the Land Use Map of the General Plan to add at least 32.4 acres of HHDR-designated land with appropriate zoning to allow multi-family ownership and rental housing. The HHDR land use designation allows a base density of 25 dwelling units per acre, with additional density possible through state-mandated density bonuses.

Section 4.13, *Population, Housing, and Employment*, of the EIR considered the environmental impacts of redesignating 32.4 acres of land to HHDR, although the General Plan Land Use Map was not amended at that time as specific sites were not identified. The EIR analyzed population and housing conditions within the City of Jurupa Valley and addresses potential impacts that may result from future development under Housing Element Policy 1.1.1. The analysis was based in part on population and housing projections



identified by the California Department of Finance (DOF), Southern California Association of Governments (SCAG), as well as information contained in the City's 2017 General Plan.

The EIR found that planned growth under the 2017 General Plan is consistent with regional population, housing, and employment projections by SCAG, which are used by other regional planning organizations in their planning processes. Therefore, the General Plan would have less than significant impacts on local and regional growth policies and no mitigation was required.

As shown in Table 1 above, the properties proposed to be redesignated to HHDR total 22.6 acres, less than the 32.5 acres that were analyzed in the General Plan EIR. Therefore, because less acreage is being redesignated to HHDR than was analyzed in the General Plan EIR, the proposed General Plan land use redesignations and change of zones required to implement Housing Program 1.1.1 have been found to be within the scope of the environmental analysis of *City of Jurupa Valley Final Environmental Impact Report, 2017 General Plan, State Clearinghouse No. 201602102*.

#### 4.0 DETERMINATION:

On the basis of the evaluation in Section 3.0 this document, I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in the *City of Jurupa Valley Final Environmental Impact Report, 2017 General Plan, State Clearinghouse No. 201602102*, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, no further CEQA documentation is required.



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Signature

City of Jurupa Valley

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Agency

Joe Perez, Community Development Director

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Printed Name/Title

January 4, 2020

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Date

# City of Jurupa Valley

## RETURN TO AGENDA

## STAFF REPORT

**DATE:** JANUARY 27, 2021  
**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR  
**BY:** ANDREA G. HOFF, ASSOCIATE PLANNER  
**SUBJECT:** AGENDA ITEM NO. 7.1  
**STUDY SESSION:** MASTER APPLICATION (MA) NO. 20086 (PAR20011)  
**PROJECT:** MADONE COLLECTION - PROPOSED 42 UNIT SUBDIVISION OF 6.92 ACRES OF VACANT LAND  
**LOCATION:** SOUTHWEST CORNER OF JURUPA ROAD AND CAMINO REAL (APN: 183-030-014)  
**APPLICANT:** TK MANAGEMENT

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## RECOMMENDATION

That the Planning Commission (1) receive an introduction to the project design and (2) identify items of concerns or request for additional information that staff or the applicant will need to address prior to formal application submittal and eventual public hearing. Since this is a study session, no action will be taken.

## STUDY SESSION PROCESS

This agenda item is an opportunity for the applicant to introduce the project to the Commission and receive feedback. The Commission will not take a vote. Each Commissioner will have an opportunity to communicate to the applicant any issues that should be addressed when the project is before the Commission for a public hearing.

## PROJECT DESCRIPTION

The applicant proposes to construct *Madone Collection*, a 42-lot planned residential development, including, landscaping, street improvements, and community amenities. The applicant has submitted Pre-application Review (PAR) No. 20011 for this project and seeks feedback from the Planning Commission prior to submitting a formal application(s).

The project will require the following applications:

- **General Plan Amendment (GPA):** Change the land use designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR). LDR allows for a maximum of 2 dwelling units per acre and MHDR allows for a maximum of 8 dwelling units per acre.
- **Change of Zone (CZ):** Change the underlying zoning classification from A-1 (Light Agriculture) to R-4 (Planned Residential) and waive the minimum 9-acre area requirement

for the R-4 zone. An R-4 zone requires a Development Plan to be adopted. The Development Plan will set the design standards for the project (architecture, landscaping, plotting plan).

- **Tentative Tract Map (TTM):** Subdivide 6.92 acres into 42 single-family lots.

## PROJECT LOCATION

The project site consists of 6.92 acres of sparsely developed land located at the southwest corner of Camino Real and Jurupa Road in the Pedley community. The site is bordered by the Union Pacific Railroad, Jurupa Road, and residences to the north; Camino Real Elementary School to the south; Kirby Road and residential uses to the west; and Camino Real and Centennial Park to the east. Exhibit 1 shows the project site location.

### EXHIBIT 1: PROJECT SITE





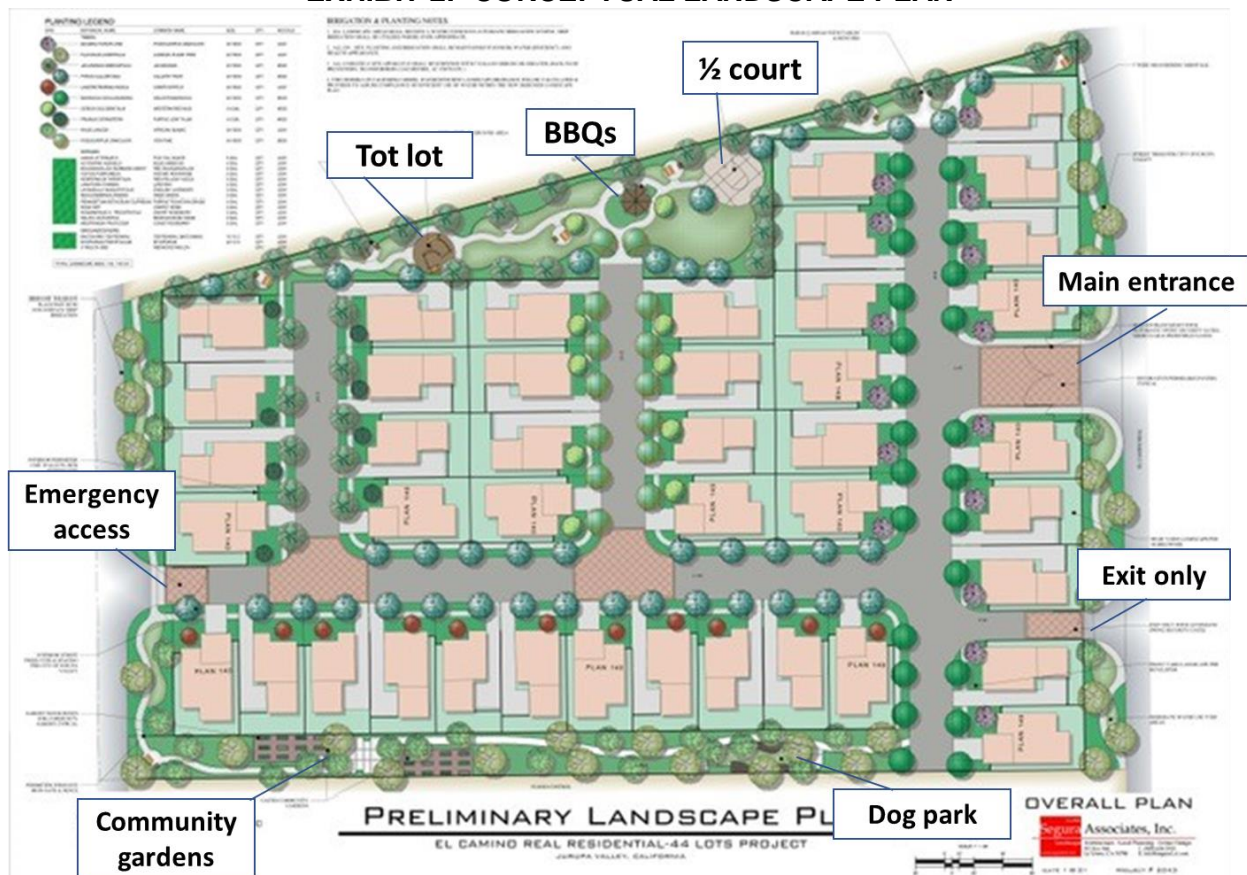
Table 1 presents the general information on the project site.

TABLE 1: GENERAL PROJECT INFORMATION	
EXISTING GENERAL PLAN LAND USE DESIGNATION	Low Density Residential
EXISTING GENERAL PLAN OVERLAY AREA	Equestrian Lifestyle Overlay
EXISTING ZONING CLASSIFICATION	Light Agriculture (A-1)

## PROJECT DETAILS

The applicant's proposal, Madone Collection, consists of a 42-unit planned residential development. The proposed single-family lots range in size from 3,964 square feet to 4,864 square feet. Proposed homes are detached one- and two-story models ranging in size from 1,459 to 2,285 square feet. The applicant proposed multiple amenities that are described in the following section. Exhibit 2 shows the preliminary landscape plan and site details for the project.

### EXHIBIT 2: CONCEPTUAL LANDSCAPE PLAN



- A. Sustainable Design Features & Community Amenities.** The project is designed with sustainable design features and private community amenities. The substantial design features are in addition to the minimum required by the code. Examples are solar systems for all homes, permeable ground cover and pavers, drought tolerant landscaping, community gardens to provide access to fresh food, and interconnected

walking trails to access amenities that promote social interaction among residents and the large community.

The project includes the following community amenities:

- a. BBQ and picnic areas
- b. tot-lot and playground
- c. community gardens
- d. dog park
- e. landscaped open areas and walking paths (code requirement)
- f. half-court basketball

A homeowner's association (HOA) is proposed for maintenance of the onsite utilities, private streets, private common open areas and other amenities. Because the community includes private streets and common areas/amenities, the applicant has proposed this community to be gated. The applicant has proposed a decorative wall for the perimeter and wrought iron fence to enclose open space areas.

**B. Architecture and design.** The proposal includes one- and two-story homes with three architectural styles: Spanish Colonial Revival, Craftsman, and Farmhouse. Two exterior elevations are proposed for the single-story model and three exterior elevations for the two-story homes. Each elevation will have three color schemes. Exhibit 3 shows the three architectural styles proposed for this development.

To increase compatibility with surrounding low-density neighborhood architecture, one story houses are located at key visible locations, including at all three entrances, at the ends of blocks, on corner lots, and facing key view corridors. In keeping with the Pedley Town Center design guidelines (the project is not subject to the design guidelines but is located in the northern part of the Pedley community), the applicant has included usable front porches and garages located toward the back of the homes. The proposal also includes decorative layered stone architectural elements, shade trees, no cul-de-sacs, amenities and open space are located at the end of streets, and onsite water piped into a landscape basin to percolate back into the ground. The entry to the project will be marked with decorative stone pilasters with carriage lights, enhanced landscaping, ornate wrought iron gates, and stamped colored concrete.

**C. Access and circulation.** There are three driveways for this tract. All driveways are proposed with decorative permeable pavers and automatic swing security gates. Two driveways are on Camino Real and one driveway is on Kirby Drive.

The driveways on Camino Real are for general use:

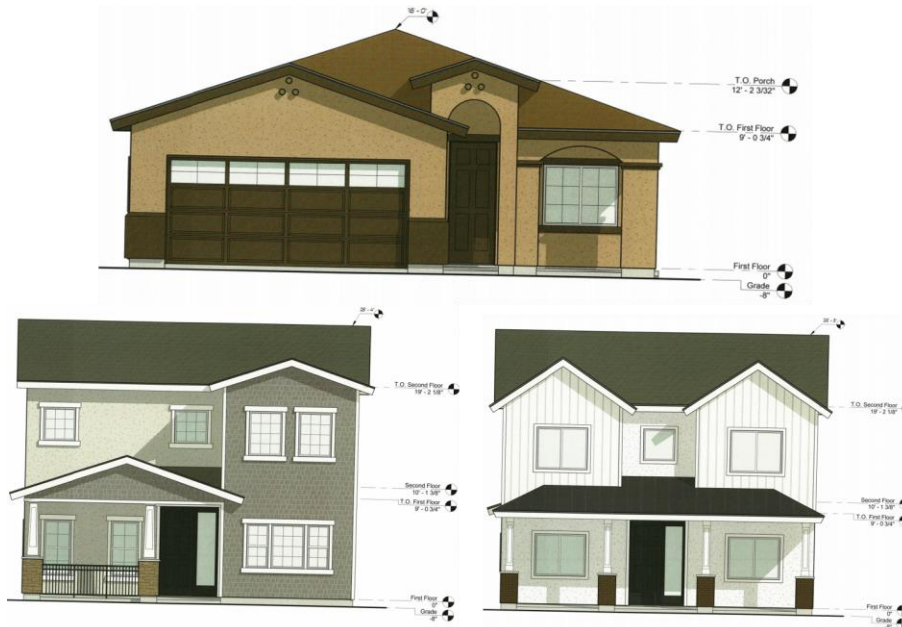
- i. **Northerly Driveway (main access point).** This access point is for ingress and egress. It is the only point of entry for this tract.
- ii. **Southerly Driveway.** This driveway is only for exit. Entry is prohibited.

An emergency-only two-way access point is located on Kirby Drive. During an emergency, emergency vehicles can enter and exit this site and residents can use this access point as an exit.

Four internal, private streets are proposed at 30 feet wide, with parallel parking on one side. Street intersections are marked with decorative permeable pavers. Pedestrian trails surround the site with two trails publicly accessible along Kirby Drive and Camino

Real. The remainder of pedestrian trails are private and connect the open space amenities to a landscaped trail system secured with pedestrian gates at entrances to the community.

### EXHIBIT 3: SPANISH COLONIAL REVIVAL, CRAFTSMAN, AND FARMHOUSE ARCHITECTURAL STYLES



#### CORE ISSUES FOR FEEDBACK

- a. **Density.** The proposed project will require an amendment to the General Plan to allow the proposed density of 6 units per acre. The amendment is to change the land use designation from LDR (allows up to two (2) dwelling units per acre) to MHDR (allows up to 8 units per acre). This will increase the planned density for this site and differentiate the project from the surrounding residential neighborhoods. Surrounding residential neighborhoods are zoned R-1 to the north, A-1 to the west, and R-A to the southwest. R-1 requires a minimum lot size of 7,200 square feet and A-1 and R-A have 20,000 square foot lot sizes. Madone Collection lots range in size from 3,964 square feet to 4,864 square feet, which is smaller than surrounding residential areas. The smaller lots allow higher density and needed market rate housing at a lower price point for low to middle income families in a predominantly residential area. The project meets General Plan policy goals of increasing residential density while proposing high quality unit design and innovative design solutions. The higher density of this project also provides more affordable home prices than many other planned residential communities, enhancing access to much needed housing for the city's growing population.
- b. **Proposed R-4 Zone.** Due to the proposed tract and single-family lot design, the project requires an R-4 zone. The R-4 zone allows for a minimum lot size of 3,500 square feet and the project proposes a range of 3,964 to 4,864 square feet.

Because this zone allows for a smaller lot size than other zones, it also requires a minimum overall area of 6,000 square-feet for each unit to include open space area and/or recreation and service areas. This requirement is intended to compensate for the smaller backyard that a smaller lot would provide. The project proposes 5,808 square feet per lot.



Waiver to the Minimum 9-acre Area Requirement. The R-4 Zone cannot be applied to any area containing less than 9 acres unless the City Council grants a waiver to the minimum area requirement for an R-4 Zone. The applicant intends to submit a waiver request in accordance with the code which also includes a Planning Commission recommendation for the waiver. Planning Commission will be able to provide a recommendation when the item is on the Commission agenda.

- c. **Architecture.** Exhibit 3 shows the proposed architectural styles for homes in this subdivision. There are three architectural styles represented: Spanish Colonial Revival, Craftsman, and Farmhouse. The Spanish Colonial Revival style proposes stucco walls, low pitched roof, small porch, semi-circle arcades, and terracotta ornaments. The proposed Craftsman style includes covered front porches, tapered pillars atop large stone bases, and pitched roof. The proposed Farmhouse style includes a rectangular floor plan, two stories, gable end roof, and large porches.
- d. **Equestrian routes.** The General Plan Mobility Element identifies Primary and Secondary Equestrian Routes throughout the city. Jurupa Road is a designated Primary Equestrian Route along the project frontage. This Primary Equestrian Route is intended to connect to another planned Primary Equestrian along Camino Real (See Exhibit 4). The planned trail on Camino Real is a connector to a planned Secondary Equestrian Route on Whitney Drive.

**EXHIBIT 4: GENERAL PLAN EQUESTRIAN ROUTES  
(showing only the vicinity area)**



Jurupa Road is classified as a 74-foot neighborhood collector. Based on preliminary review and information, the right-of-way requirements and the Union Pacific Railroad not accommodate for the construction of the Primary Equestrian Route on Jurupa Road. Additional research is needed during the formal entitlement stage to determine the

feasibility of constructing a Primary Equestrian Route on Jurupa Road given space constraints. Staff may also consider other alternatives such as modified improvements. The applicant is willing to work with the city and other stakeholders to contribute to Equestrian Routes or other equestrian amenities in the vicinity as part of this project.

#### **DISCUSSION TOPICS FOR PLANNING COMMISSION**

1. Density
2. Waiver of minimum area for R-4 zone
3. Setbacks
4. Minimum open space per lot requirement
5. Equestrian Route
6. Other items Planning Commissioners wish to discuss

#### **NEXT STEPS**

The next steps are (1) formal submittal of entitlements (2) an interagency review of the proposed project (2) completion of the appropriate California Environmental Quality Act (CEQA) document; (3) the public review of the CEQA document; and public hearing(s).

*Prepared by:*



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*Andrea G. Hoff*  
*Associate Planner*

*Submitted by:*



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*Joe Perez*  
*Community Development Director*

*Reviewed by:*

**//s// Serita Young**  
*Serita Young*  
*Deputy City Attorney*

#### **ATTACHMENTS:**

1. Preliminary Landscape Plan
2. Floor Plans and Elevations

**ATTACHMENT NO. 1**

**PRELIMINARY LANDSCAPE PLAN**



IRRIGATION & PLANTING NOTES:

**IRRIGATION & PLANTING NOTES:**

1. ALL ANNUAL AREAS SHALL BE PLANTED WITH A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM. BMP PLANTINGS SHALL BE PLANTED WITH AN APPROPRIATE SPECIES.

2. ALL POST-APPLICATION PLANTING AND MAINTENANCE SHALL BE MAINTAINED TO INSURE WATER EFFICIENCY, AND PROPER PLANTING.

3. ALL POSITIVE TEST APPLICANTS SHALL BE REQUIRED WITH 1) OUTLET STRUCTURE OR CATCH BASIN PLANTING PROVIDED, TRANSDUCERS, (NO METERS AT SITES ETC.)

4. THE CATCH BASIN OR CATCH BASIN MODEL WITH POSITIVE WASTEWATER EFFLUENT WILL BE CALCULATED TO DETERMINE COMPLIANCE OF EFFLUENT OF 10 MG/L WITHIN THE NEW SUBURBAN LANDSCAPE PLAN.



## OVERALL PLAN

**Segura Associates, Inc.**  
Architectural Land Planning, Urban Design  
PO Box 964  
La Verne, CA 91750  
T 909/251-2700  
E info@segura.com



PROJECT # 2043



**ATTACHMENT NO. 2**  
**FLOOR PLANS AND ELEVATIONS**

Area Schedule (Gross Building)		Style 'A'
Name	Area	
Living Area	1450 SF	
Grand total	1450 SF	
Covered Porch Area	60 SF	
Covered Patio Area	65 SF	
Garage Area	430 SF	
Grand total	555 SF	

Camino Real 44

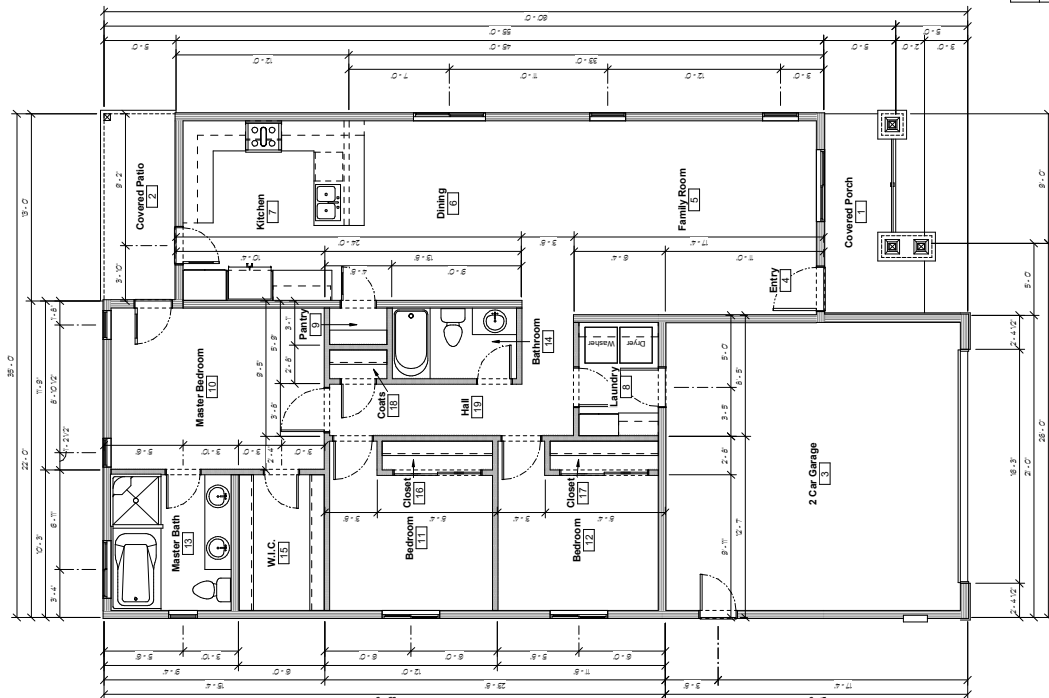
**FLOOR PLAN - STYLE "A"**

1500000000	04	Mark Guilizia
1500000000	04	Mark Guilizia

**Guilina**  
6  
9  
1885 PHEASANT KNOLL LANE  
MORENO VALLEY, CA 92553  
(951) 242-8000 • www.guilinaphotocolor.com

PLAN 140

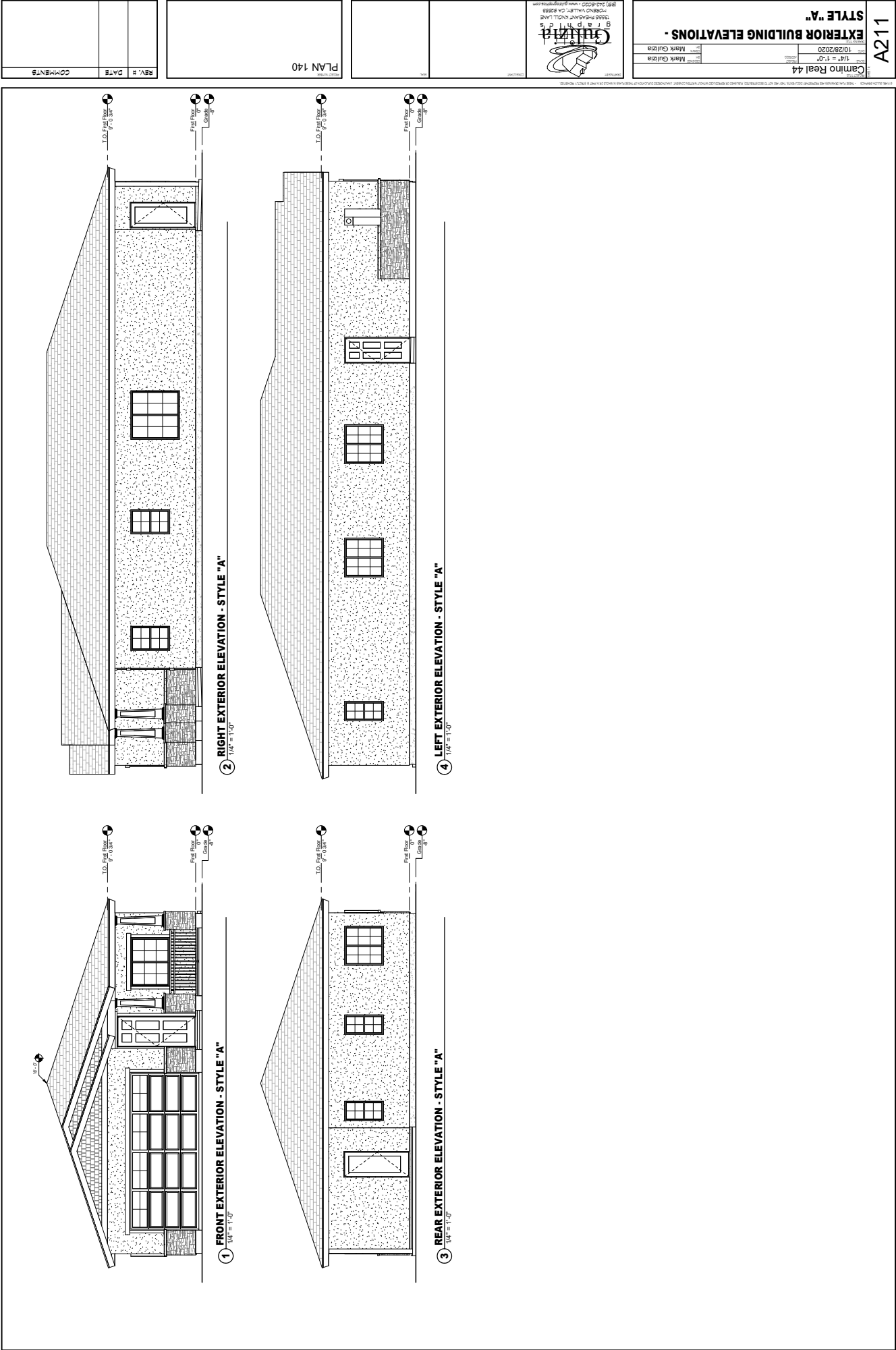
REV. #	DATE	COMMENTS
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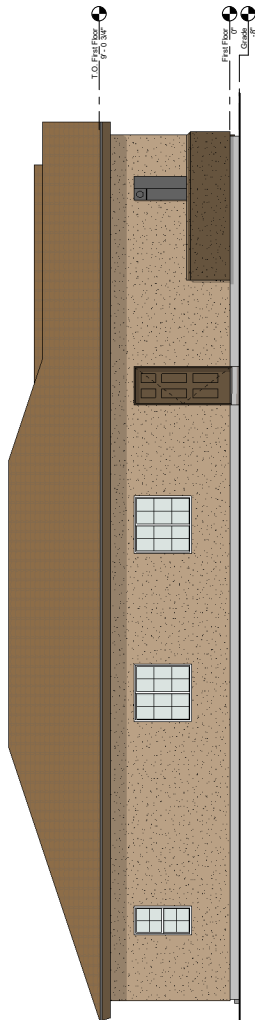


**WALL LEGEND**

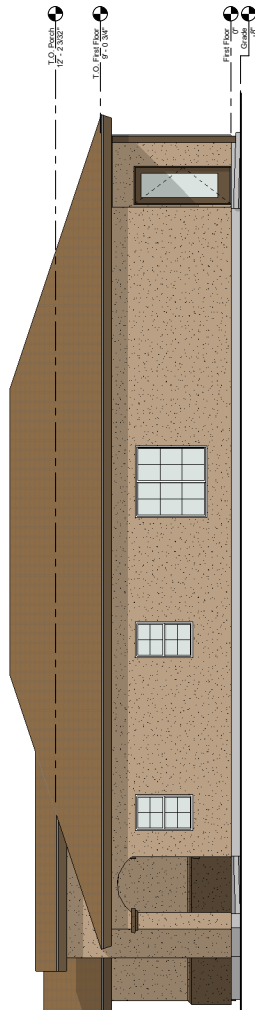
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	= 2x6 STUD WALL @ 16' O.C.



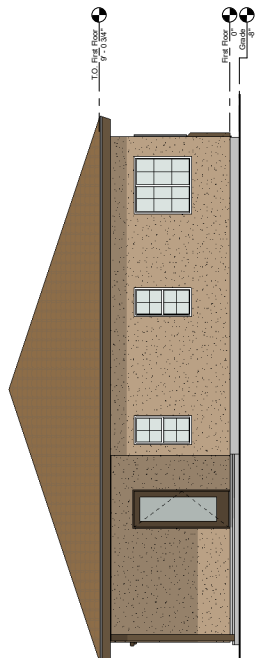




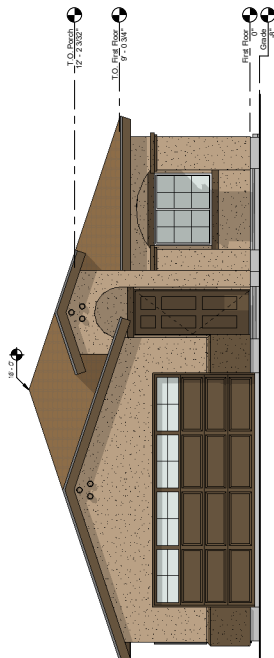
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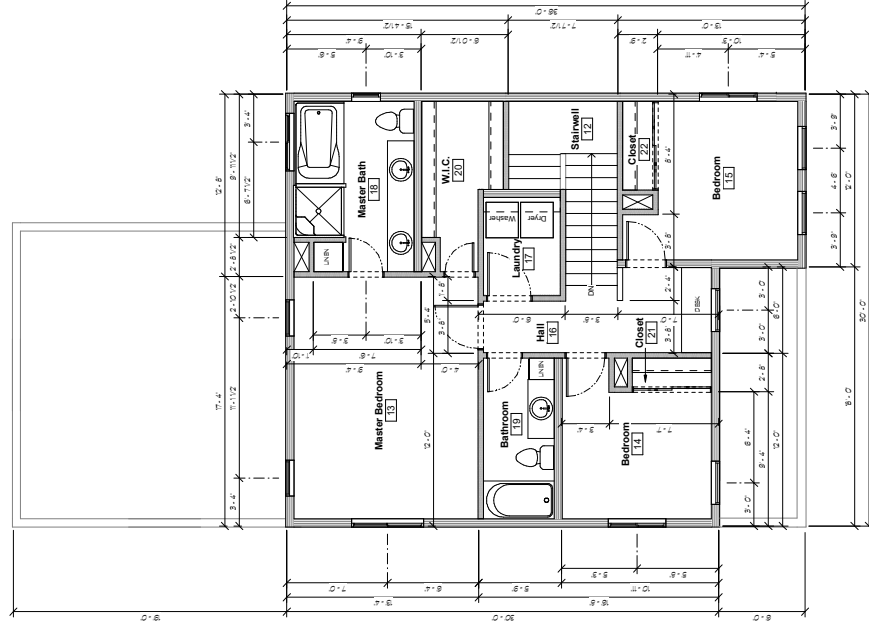
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**REAR EXTERIOR ELEVATION - STYLE "B"**



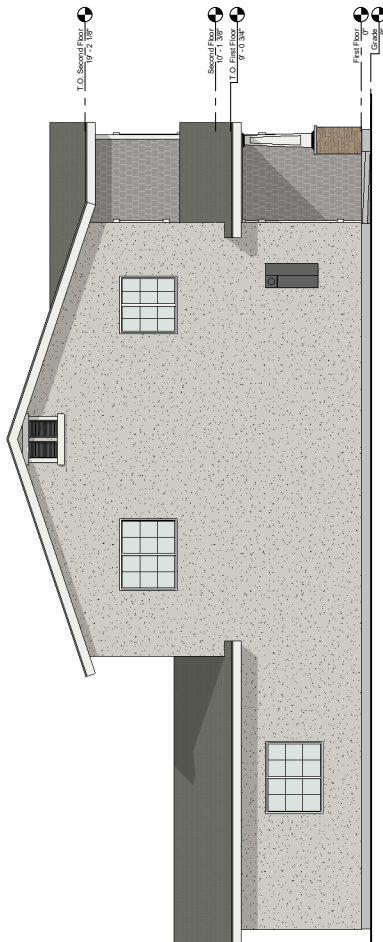
**FRONT EXTERIOR ELEVATION - STYLE "B"**



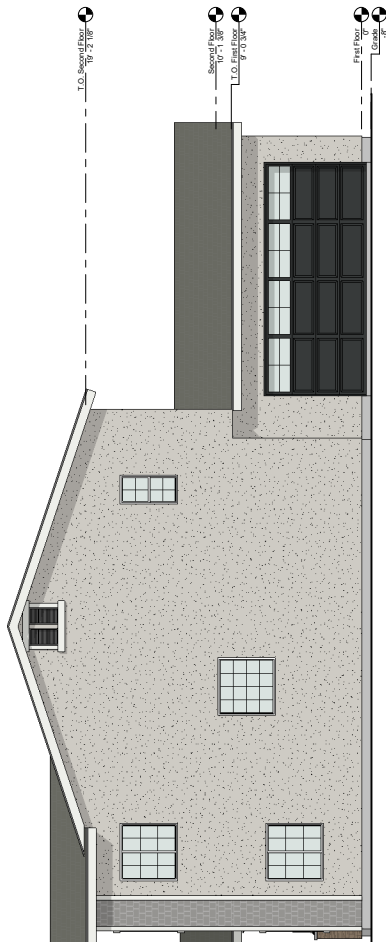
Area Schedule (Gross Building)	
Style 'A'	
Name	Area
Second Floor Living Area	972 SF
First Floor Living Area	912 SF
Ground total	1884 SF
Garage Area	441 SF
Covered Porch Area	108 SF
Ground total	549 SF

**WALL LEGEND**

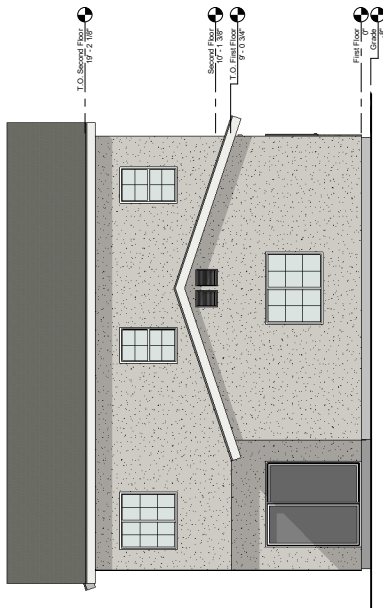
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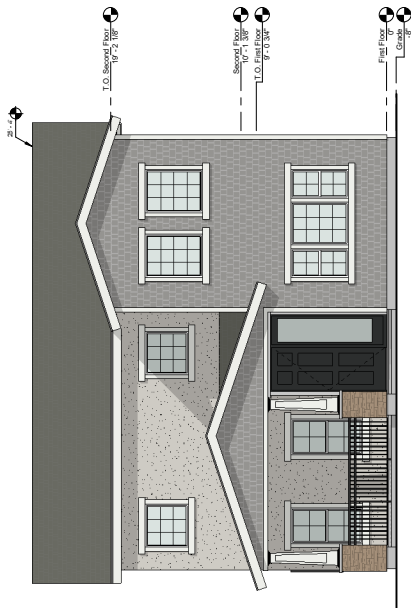
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**2 RIGHT EXTERIOR ELEVATION - STYLE "A"**



**3 REAR EXTERIOR ELEVATION - STYLE "A"**



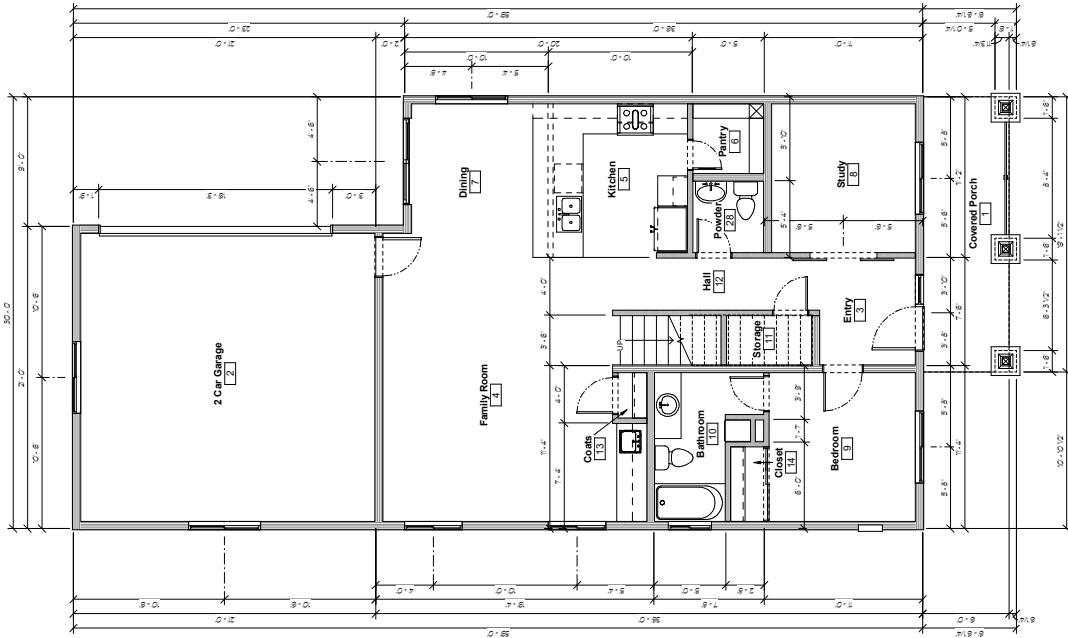
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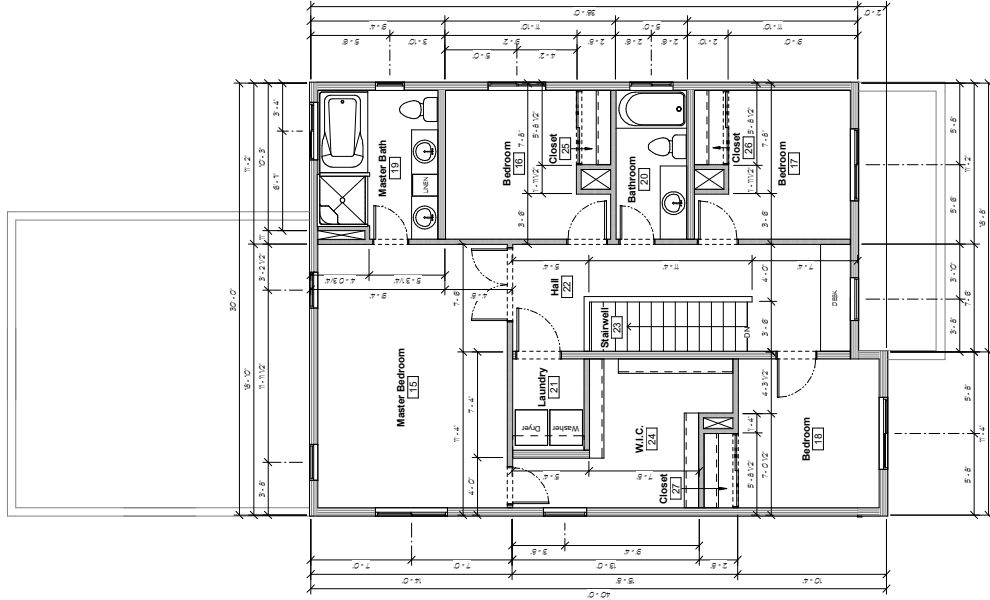


Area Schedule (Gross Building)		Style 'A'
Name	Area	
Second Floor Living Area	1163 SF	
First Floor Living Area	1122 SF	
Grand total	2285 SF	
Garage Area	441 SF	
Covered Patio Area	115 SF	
Grand total	550 SF	



**WALL LEGEND**

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	= 2x6 STUD WALL @ 16\" O.C.



A231

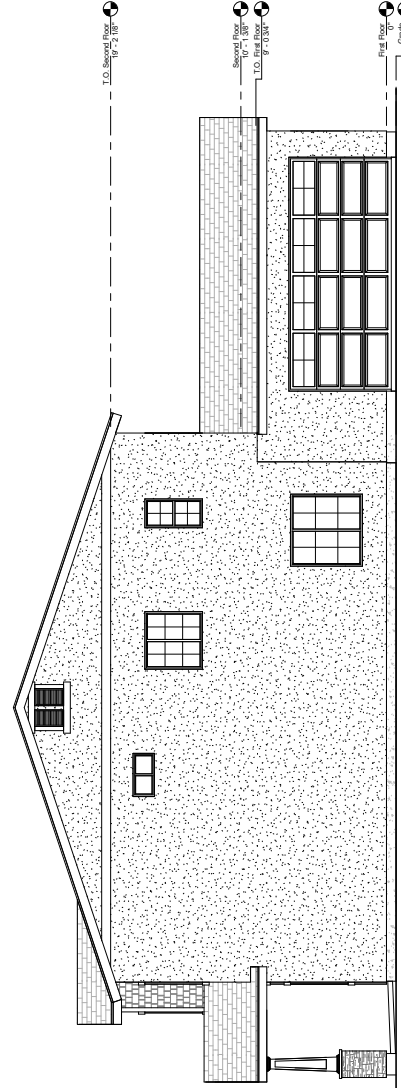
STYLE "A"

EXTERIOR BUILDING ELEVATIONS -

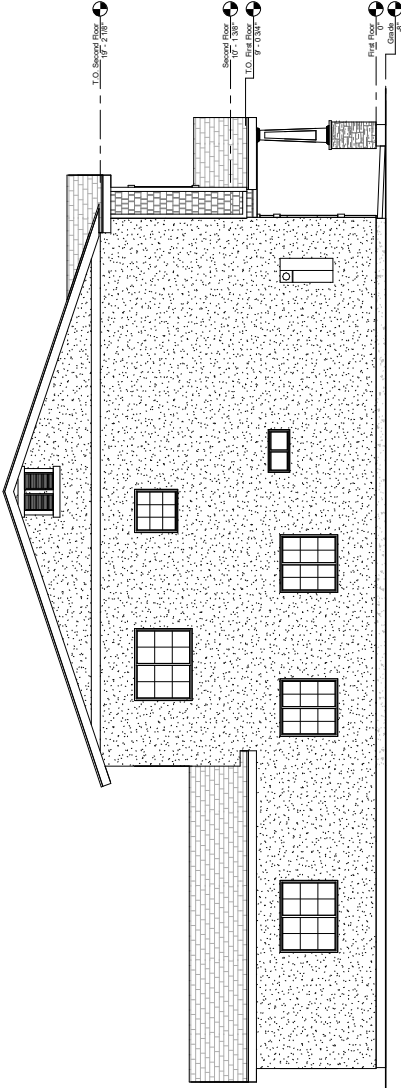
Camino Real 44  
1/4" = 1'-0"  
10/28/2020  
Mark Gulliza



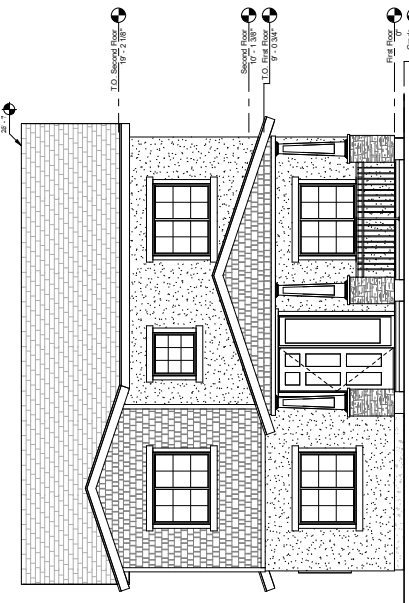
PLAN 220



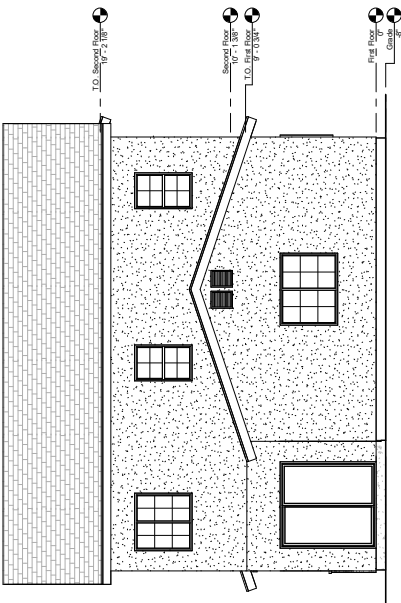
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1/4" = 1'-0"



4 LEFT EXTERIOR ELEVATION - STYLE "A"  
1/4" = 1'-0"



1 FRONT EXTERIOR ELEVATION - STYLE "A"  
1/4" = 1'-0"



3 REAR EXTERIOR ELEVATION - STYLE "A"  
1/4" = 1'-0"

REV. #	DATE	COMMENTS

A232

STYLE "B"

EXTERIOR BUILDING ELEVATIONS -

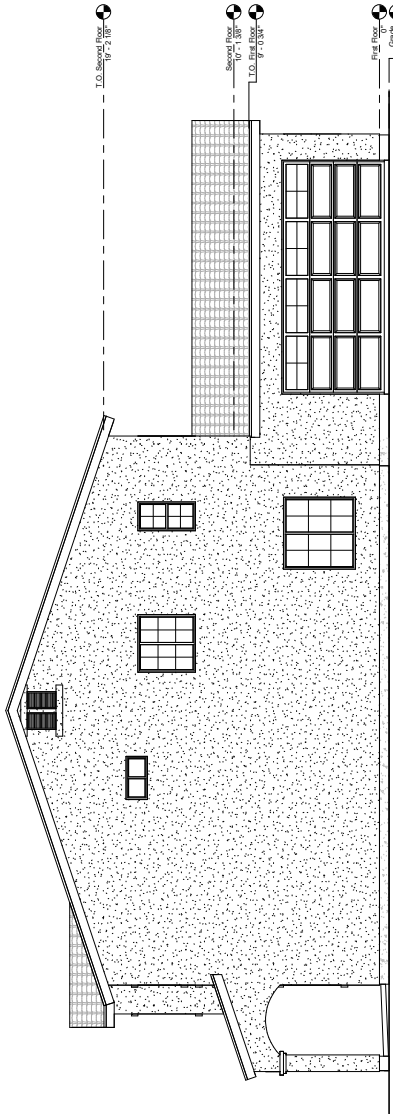
Camino Real 44  
1/4" = 1'-0"  
10/28/2020  
Mark Gulliza



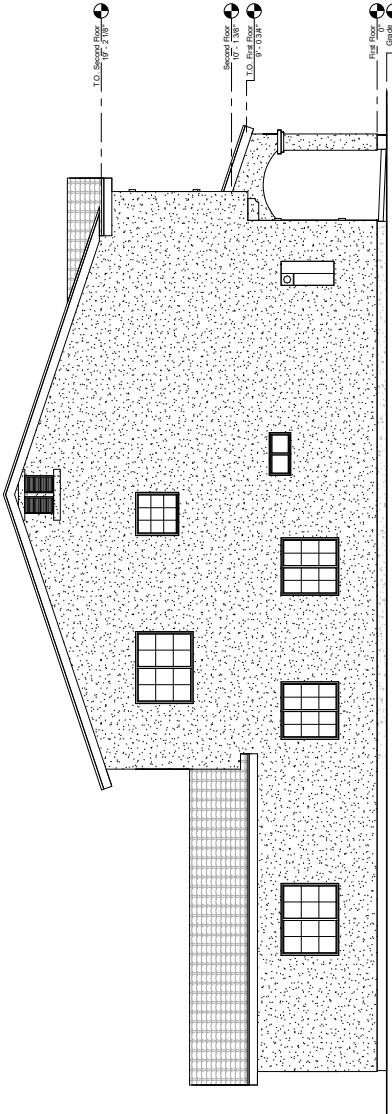
PLAN 220

REV. # DATE COMMENTS

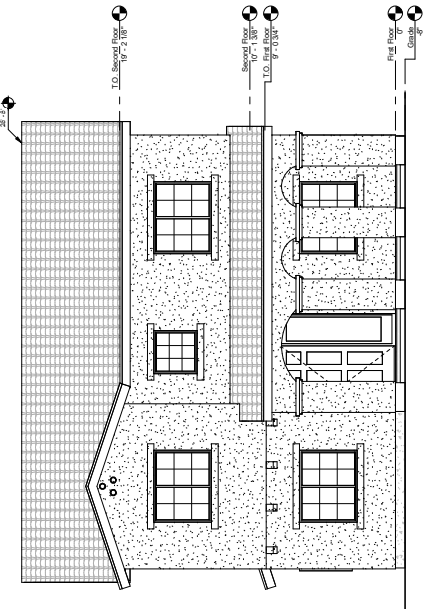
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4 LEFT EXTERIOR ELEVATION - STYLE "B"  
1/4" = 1'-0"



1 FRONT EXTERIOR ELEVATION - STYLE "B"  
1/4" = 1'-0"



3 REAR EXTERIOR ELEVATION - STYLE "B"  
1/4" = 1'-0"

