

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday February 10, 2021

Study Session: 5:30 P.M.

Regular Meeting: 7:00 P.M.

City of Jurupa Valley City Hall

City Council Chambers

8930 Limonite Ave., Jurupa Valley, CA 92509

SPECIAL NOTICE

In an effort to prevent the spread of COVID-19 (Coronavirus), and in accordance with the Governor's Executive Orders and a directive from the Riverside County Department of Public Health, this meeting will be closed to the public. You may watch the live webcast at this link: <https://www.jurupavalley.org/422/Meeting-Videos>. Members of the public wishing to speak during public comments may email your public comments to the Planning Secretary at greed@jurupavalley.org. Members of the public are encouraged to submit email comments prior to 6:00 p.m. the day of the meeting, but email comments must be submitted prior to the item being called by the Planning Chair. The Planning Secretary shall announce all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Commission may provide, because this is the time limit for speakers at the Planning Commission Meeting. Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

STUDY SESSION

1. 5:30 P.M. – Call to Order and Roll Call

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

2. Public Appearance / Comments

3. Commission Business – Study Session

3.1 STUDY SESSION: BROWN ACT AND CONFLICTS OF INTEREST TRAINING 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: BROWN ACT AND CONFLICTS OF INTEREST TRAINING

4. Approval of Agenda

5. Consent Calendar

A. January 27, 2021 Adjourned Meeting

6. Public Hearings

6.1 MASTER APPLICATION (MA) NO. 20203 - CONDITIONAL USE PERMIT (CUP) NO. 20007 TO ESTABLISH AN ANIMAL HOSPITAL WITHIN AN EXISTING PETCO PET SUPPLY STORE

LOCATION: 6301 PAT'S RANCH ROAD (APN: 152-630-016)

APPLICANT: PETCO ANIMAL SUPPLIES STORES, INC.

The Project is exempt pursuant to Section 15301 Class 1 [Existing Facilities] of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2021-02-10-01, approving Conditional Use Permit No. 20007 to establish an animal hospital within an existing Petco at 6301 Pat's Ranch Road.

7. Commission Business

7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 17280 (SDP17129)

PROJECT: PROPOSED NEW GENERAL RETAIL STORE, FAST FOOD RESTAURANT AND DRIVE-THRU RESTAURANT ON 1.26 ACRES OF VACANT LAND

LOCATION: 5393 MISSION BLVD (APN: 179-260-046)

APPLICANT: MISSION JURUPA I & II

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

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 staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

7.2 STUDY SESSION: CONSIDER A ZONING AMENDMENT TO ADD “TRADITIONAL NEIGHBORHOOD DEVELOPMENT STANDARDS” TO THE MUNICIPAL CODE.

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

RECOMMENDATION

That the Planning Commission 1) receive a report on Traditional Neighborhood Development Standards; 2) review possible design standards; and 3) provide further feedback and direction to assist staff in drafting the development standards prior to the Amendment being brought forward for a public hearing.

8. Public Appearance/Comments

9. Planning Commissioner’s Reports and Comments

10. Planning Department Report

11. Adjournment to the February 24, 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.