

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday April 7, 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

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

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

2. Public Appearance / Comments

3. Commission Business – Study Session

3.1 STUDY SESSION: OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING COMMISSION HANDBOOK)

REGULAR SESSION

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

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

2. Pledge of Allegiance

3A. Public Appearance/Comments (30 minutes)

3B. Continued Study Session (if necessary)

3.1 STUDY SESSION: OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING COMMISSION HANDBOOK)

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- **March 24, 2021 Regular Meeting**

5.2 Summary of City Council Actions & Development Update

5.3 City Manager's Updates

5B. Consideration of Any Items Removed from the Consent Calendar

6. Public Hearings – NONE

7. Commission Business

7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 21046 (PAR21002)

**PROJECT: "VERNOLA MARKETPLACE APARTMENT COMMUNITY" (PHASE B)
- DEVELOP 8.3 ACRES OF VACANT LAND INTO 200-UNIT APARTMENT
COMMUNITY**

**LOCATION: SOUTH OF VERNOLA MARKETPLACE SHOPPING CENTER, WEST
OF PATS RANCH ROAD, AND EAST OF I-15 FREEWAY (APN: 152-640-003)**

APPLICANT: ANTHONY P. VERNOLA TRUST U/T/D

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 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. Community Development Director's Report

11. Adjournment to the April 21, 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.

City of Jurupa Valley

[RETURN TO AGENDA](#)

AGENDA ITEM NO. 5.1

DRAFT MINUTES

PLANNING COMMISSION

March 24, 2021

1. Call to Order and Roll Call

A Study Session of the Jurupa Valley Planning Commission meeting was called to order at 6:00 p.m. on March 24, 2021 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent:

- Armando Carmona, Commission Member

2. Public Appearance/Comments - None

3. Commission Business

3.1 STUDY SESSION – OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT

Mr. Joe Perez, Community Development Director provided a PowerPoint presentation of an overview of the Community Development Department. The presentation covered the following general topics:

- Land Use
- Elements of the General Plan
- General Plan Zoning Map
- Land use designations and intensities
- General Plan and Zoning Code association
- California Environmental Quality Act
- Entitlement categories
- Major Projects
- Community Development Department Overview (purpose, organization, activity level, and upcoming projects)

COMMISSIONER DISCUSSION

- Identification and Clarification of “Community Overlays”
- Requested summary of CEQA documentation

REGULAR SESSION

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

Members present:

- Penny Newman, Chair
- Arleen Pruitt, Chair Pro Tem
- Hakan Jackson, Commission Member
- Laura Shultz, Commission Member

Members absent:

- Armando Carmona, Commission Member

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

3.1 STUDY SESSION – OVERVIEW OF COMMUNITY DEVELOPMENT DEPARTMENT – CONTINUED

COMMISSIONER DISCUSSION

- Provide Community Updates
- Provide Planning information on City website

3A. Public Appearance / Comments - NONE

4. Approval of Agenda

Commissioner Shultz moved and Commissioner Jackson seconded, a motion to approve the March 24, 2021 agenda. The motion was approved 4-0-1.

Ayes: Newman, Pruitt, Jackson, Shultz

Noes: None

Abstained: None

Absent: Carmona

5. Consent Calendar

5.1. Approval of the Minutes

5.2. Development Updates

5.3 City Manager's Update

Commissioner Shultz requested Item 5.2 be removed from the Consent Calendar for further discussion. Commissioner Shultz moved and Commissioner Pruitt seconded a motion to approve the Consent Calendar with the exception of the Item 5.3 City Manager's Update. The motion was approved 4-0-1.

Ayes: Newman, Pruitt, Jackson, Shultz

Noes: None

Abstained: None

Absent: Carmona

Commission Shultz discussed the importance of including the City Manager's Updates in the Planning Commission Agenda for transparency and keeping the residents informed. Chair Newman agreed and explained it is the purpose of her request to include it in the Consent Calendar. Commissioner Shultz moved and Commissioner Jackson seconded, a motion to receive and file Item 5.3 City Manager's Update. The motion was approved 4-0-1.

Ayes: Newman, Pruitt, Jackson, Shultz

Noes: None

Abstained: None

Absent: Carmona

6. Public Hearings - NONE

7. Commission Business

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

Ms. Tamara Campbell provided a PowerPoint presentation to discuss consideration of Zoning Code Amendment No. 20004 revising the multi-family residential development standards and parking requirements as set forth in the Jurupa Valley Municipal Code. Ms. Campbell included a summary of the action by City Council on February 20, 2020 to adopt the Multi-Family Residential Development Standards (MFR Development Standards) and directed staff to further evaluate parking requirements specifically requesting to study "spill-over" parking from multi-family developments into adjoining neighborhoods while maintaining compliance with the legal requirements of State Law. Items discussed:

- Definition of Institutional Use
- Revision to 50 ft buffers from adjacent commercial, industrial uses, 20 ft. when adjacent to institutional uses
- Clarify HVAC sound attenuation requirement
- Clarify maximum bldg. height

- Proposed reduction in landscape area to 15ft for affordable housing
- Clarify off-street parking calculations

PUBLIC COMMENTS

Mr. Mitch Slagerman, Palm Communities, provided overview of their constructed multi-family projects and support for proposed changes.

8. Public Appearance / Comments – NONE

9. Planning Commissioners' Reports and Comments

Commissioner Shultz encouraged the public to participate at the Planning Commission meetings. Chair Newman agreed and announced she would be attending a Planning Commission Academy meeting being conducted by the League of California Cities and would provide information to the Commissioners.

10. Community Development Director's Report

Mr. Joe Perez, Community Development Director, provided updates regarding: (1) City Council actions at the April 1, 2021 City Council meeting; (2) future initiatives to improve communications regarding new development projects; and (3) plans for future Planning Commission workshops and community meetings.

Respectfully submitted,

Joe Perez, Community Development Director
Secretary of the Planning Commission

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: April 7, 2021
TO: CHAIR NEWMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: JOE PEREZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. 5.2
SUMMARY OF CITY COUNCIL ACTIONS AND DEVELOPMENT UPDATE

RECOMMENDATION

That the Planning Commission receive and file the development update.

CITY COUNCIL ACTIONS AT THE APRIL 1, 2021 MEETING

Zoning Code Amendment to revise Emergency Shelter Regulations in the Industrial Park Zone. City Council conducted the first reading and introduced Ordinance No. 2021-08 approving modifications to emergency shelter regulations in the Industrial Park Zone. The Amendment removes parking requirements related to bed count, removes setback distances requirements from airports, and makes emergency shelters a “by-right” permitted use.

Zoning Code Amendment to replace the term “Planning Director” with the term “Community Development Director.” City Council conducted the first reading and introduced Ordinance No. 2021-09 approving the replacement of the term “Planning Director” with the term “Community Development Director” to be consistent with the City’s current employment title.

Initiation of a General Plan Amendment to allow a 250-acre mixed-use project to include warehouse and distribution use outside of the Mira Loma and Agua Mansa Warehouse and Distribution Center Overlays. City Council considered a request by EM Ranch Owner, LLC, to initiate a General Plan Amendment to seek approval of a Specific Plan and Development Agreement for a 250-acre mixed-use project. The applicant proposes a mixed-use project that includes the following uses on approximately 250 acres:

- Up to 1.5 million square feet of warehouse distribution centers and/or other logistics use that would only be permitted in the General Plan Warehouse & Distribution Center Overlays
- Retail, commercial, commercial neighborhood center and community-oriented services
- Hospitality
- Residential uses that provide different housing products for a mix of incomes and structures
- Public open spaces, parks, and recreation

The City Council supported the proposed commercial, retail, hospitality, and residential uses but expressed concerns with the warehouse logistic use impacts to the residents. These included truck traffic, air quality, and the aesthetics of warehouse sited in allocation that is a gateway to the City off the I-60 freeway. The City Council had questions regarding proposed truck routes,

City of Jurupa Valley

lack of project details on the conceptual site plan, provided and noted more information is needed to make an informed decision on the project proposal. The City Council elected to table the item to allow the applicant an opportunity to address the City Council concerns and provide more detailed information at a future meeting.

DEVELOPMENT UPDATES

Agua Mansa Equestrian Trail Project Workshop.

A community workshop was held at 6 pm on March 30, 2021 to gain community feedback on a proposed equestrian trail. The Community Development staff provided the project background and reviewed the proposed equestrian trail design along the east side of Castelano Road. Attendees then followed with questions and comments.

The construction of the proposed trail is required through a condition of approval of the Agua Mansa Commerce Park Specific Plan. It will connect through the north into San Bernardino County and the City of Rialto. The intention is to promote and embrace the equestrian lifestyle throughout all of the City of Jurupa Valley through the implementation of the General Plan equestrian trail system.

The residents who live in the area of the proposed trail provided the following feedback:

1. Generally supportive of the trail design concept.
2. The trail should be exclusively for equestrian use.
3. Replacing palm trees with new trees will beautify the street
4. The proposed trail is going through a quiet neighborhood and the trail installation would bring noise and trash to the area.

Based on community feedback, the Community Development staff will work with the applicant to improve the trail design.



Equestrian Trail Public Workshop

City of Jurupa Valley

Before and After Trail Photo Simulation

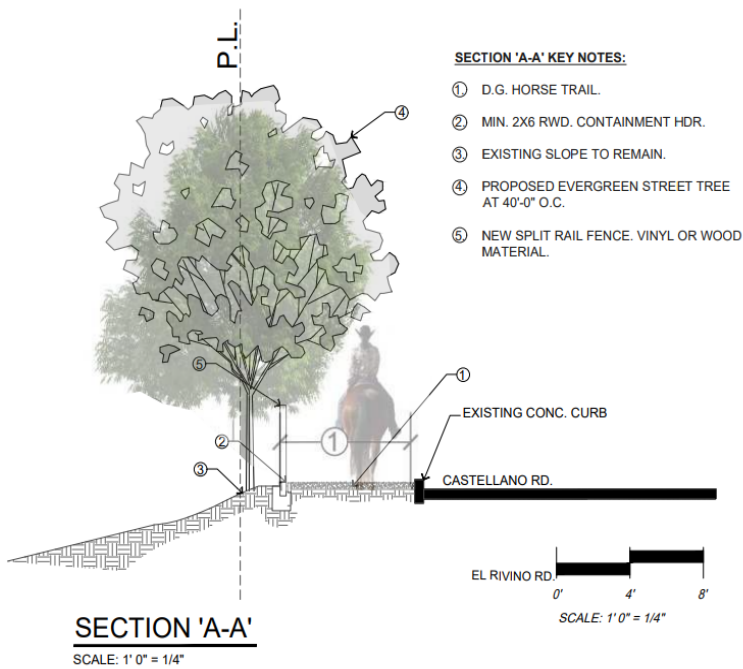


EXISTING CONDITION



PROPOSED LANDSCAPE IMPROVEMENTS, RENDERING

Trail Cross Section



Trail Location



City of Jurupa Valley

Prepared by:



Joe Perez
Community Development Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

RETURN TO AGENDA



City Manager's Updates



Recently, Southern California Edison (SCE) reached out to staff to provide an update on the Public Safety Power Shutoffs that have recently impacted Jurupa Valley residents and businesses. As part of that discussion, staff is working with SCE to identify locations throughout the City that could host a SCE Community Resource Center during a safety shutoff or other long-term power outage event.

These temporary Community Resource Centers help customers get updated outage information, sign up for alerts, update their contact information and power up their personal mobile devices. Customers will also have access to water and light snacks, and where available, access to restrooms and Wi-Fi. Centers are typically co-located at existing community oriented facilities, so staff is working with community partners to determine the best locations. Jurupa Area Recreation and Parks District and Healthy Jurupa Valley have already offered to explore the use of their facilities as potential hosts.

As Community Resource Center locations are selected, we will be sure to work with SCE to get the word out. Anyone seeking information regarding SCE power shutoffs is encourage to visit SCE's [website](#) and click on the "outage center" tab.



Tax Filing Deadline Extended from April 15 to May 17

The Internal Revenue Service (IRS) has [postponed the tax filing deadline](#) from April 15 to May 17 to allow taxpayers additional time to file without interest or a penalty fine. Consistent with the IRS, the Franchise Tax Board (FTB) has also [postponed the state of](#)

[California's filing deadline](#) to May 17.

If you haven't filed your taxes yet, you can file your federal taxes for free if your income is below \$72,000, and you can file your California state taxes for free if your income is below \$203,341.

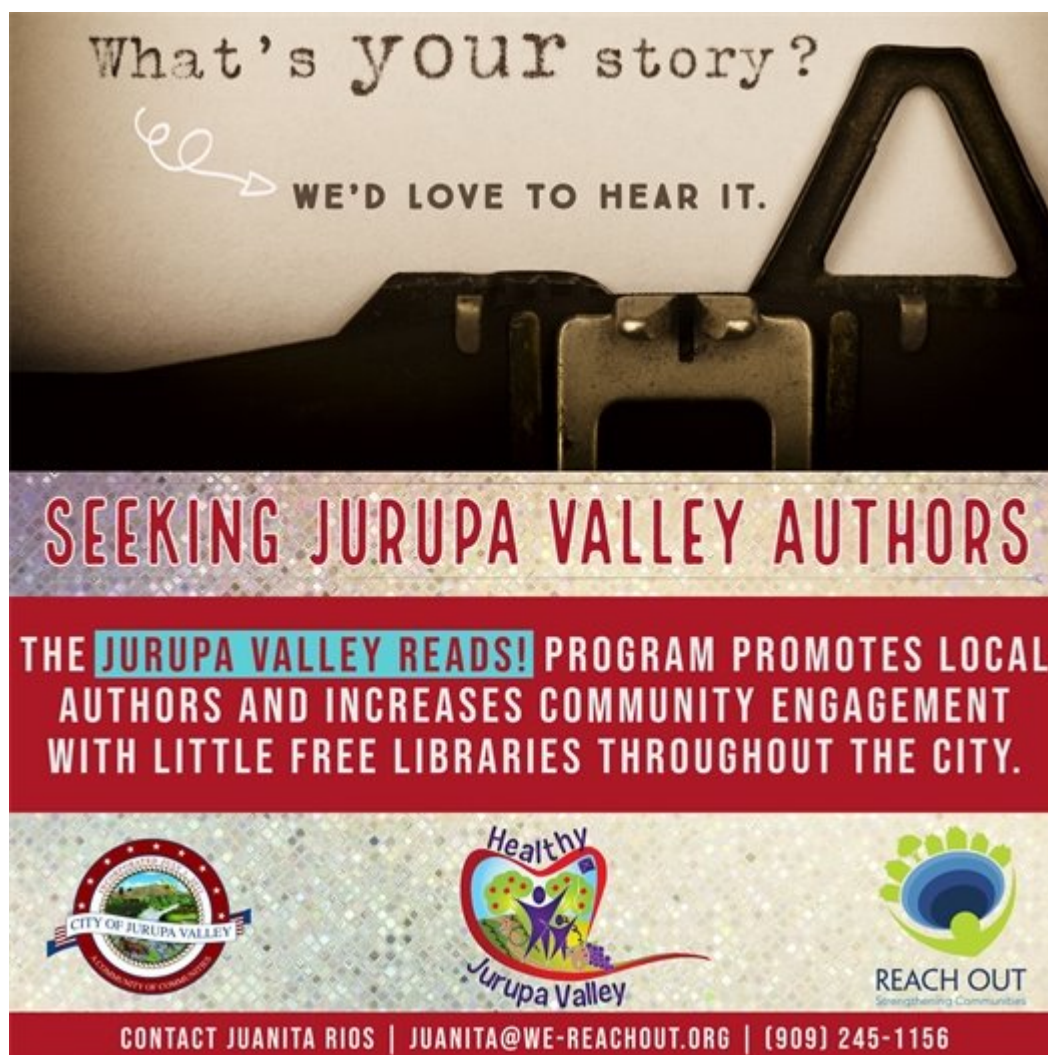
For federal taxes, please visit <https://www.irs.gov/filing/free-file-do-your-federal-taxes-for-free>.

For your California state taxes, please visit <https://www.ftb.ca.gov/file/ways-to-file/online/calfile/index.asp>.

For issues related to the IRS, feel free to contact my Riverside district office at (951) 222-0203.

Sincerely,

Mark Takano
Member of Congress



COVID-19 Updates

*As of 3/29/21

Current County Risk Level***SUBSTANTIAL***

- 2,701,442 tests have been completed in Riverside County
- 294,063 confirmed cases in Riverside County, 4,273 deaths, 286,949 recovered
- 16,185 confirmed cases in Jurupa Valley, 231 deaths, 15,820 recovered
- 120 currently hospitalized in Riverside County, including 31 currently in ICU

[Click here](#) More COVID-19 vaccine appointments available for Riverside County residents

[Click here](#) Board of Supervisors appoint new Health Officer

[Click here](#) Some Riverside County COVID-19 vaccine clinics relocated to improve service

[Click here](#) Vaccine Eligibility List

[Click here](#) Information on State Reopening Metrics

[Click here](#) COVID-19 Vaccination Plan

Animal Services Updates



Dedicated Volunteer Dies of COVID-19 Shelter Employees to Celebrate Her Life Sunday

WEDNESDAY, MARCH 24, 2021 – Riverside County Animal Services employees are mourning the loss of long-time volunteer Mary G. Anderson, a Jurupa Valley woman who died of COVID-19.

Ms. Anderson, 74, dedicated her retirement years to helping the homeless pets of the county's shelters and fostered more than 70 dogs during the past decade. She died Feb. 19 after battling COVID-19 for several weeks.

"Mary was truly someone who loved being there for our shelter dogs and cats," said Jackie Schart, an operations manager who worked closely with her. "She was so involved with our pets, several of us developed strong friendships with Mary and we are devastated by her passing."

Candace McGrew, Animal Services' volunteer services manager, called Ms. Anderson a hero.

"We have had some amazing volunteers during the years, but many of us would put Mary atop the list of the best of the best," McGrew said. "I am so saddened I won't see her in our lobby anymore. She brightened our days and, of course, bettered the lives of our

shelter pets.”

Since 2011, Ms. Anderson has fostered 73 pets, but the total number is likely more because her volunteerism predates Animal Services’ current database. Some employees said they believe she fostered well more than 100 pets.

Ms. Anderson was always so giving – and not just toward animals, said Aimee Hoesman, an animal services supervisor.

“She was always willing to help when she found something that she thought we needed, such as help to paint benches, provide new picnic tables, whirly animal flags to brighten up our walkways and even provided flowers for our butterfly garden,” Hoesman said. “Her presence in our life and department will be so missed.”

A celebration of life ceremony is scheduled for 11 a.m. on Sunday (March 28) at the Western Riverside County/City Animal Shelter in Jurupa Valley (6851 Van Buren Blvd.). Everyone is invited to this drive-thru celebration.

“If you love animals and want to help us celebrate a champion of all animals, please attend,” Schart said. “It would be an honor to see strangers waving to us and helping us remember such a wonderful volunteer.”

Although Ms. Anderson did not have any children, she does have family in Texas. The relatives agreed to take over ownership of her four dogs: Siouxe, an 11-year-old terrier mix; Larry, a 10-year-old boxer; Bridgette, a 10-year-old Pomeranian mix; and Harry, a 7-year-old Spaniel-golden retriever mix.

###

Department of Animal Services

Julie Bank, Director

Public Information Office

CONTACT: John Welsh

Animal Services Chief/PIO

RIVERSIDE COUNTY DEPARTMENT OF ANIMAL SERVICES
* 6851 Van Buren Blvd, Jurupa Valley, CA 92509 * (951) 358-7387

Sherriff's Department Updates



Statistics

2/08/21 - 3/08/21

- Calls for service - 4,112
- Stolen Vehicles - 53
- Recovered Stolen Vehicles - 55

Traffic Enforcement Activity

- Citations - 155 (Motors), 19 (Commercial Citations)
- Collisions - 29 (Property Damage), 2 (Minor - Injury), 14 (Hit and Run)
- DUI Arrests - 13



Driving Under the Influence Driver's License Checkpoint

City of Jurupa Valley, Calif. - The Riverside County Sheriff's Department/Jurupa Valley Station conducted a Driving Under the Influence (DUI) / Driver's License checkpoint on Friday, March 19, 2021. The checkpoint was in the 5200 Block of Mission Boulevard, between the hours of 8:00 p.m. and 3:00 a.m. The checkpoint yielded the following:

- 610 cars screened
- 18 citations for unlicensed drivers
- 5 citations for suspended license
- 4 driving under the influence arrests
- 6 vehicles were towed

[Click here](#) to view the press release on the Riverside County Sheriff Department website.

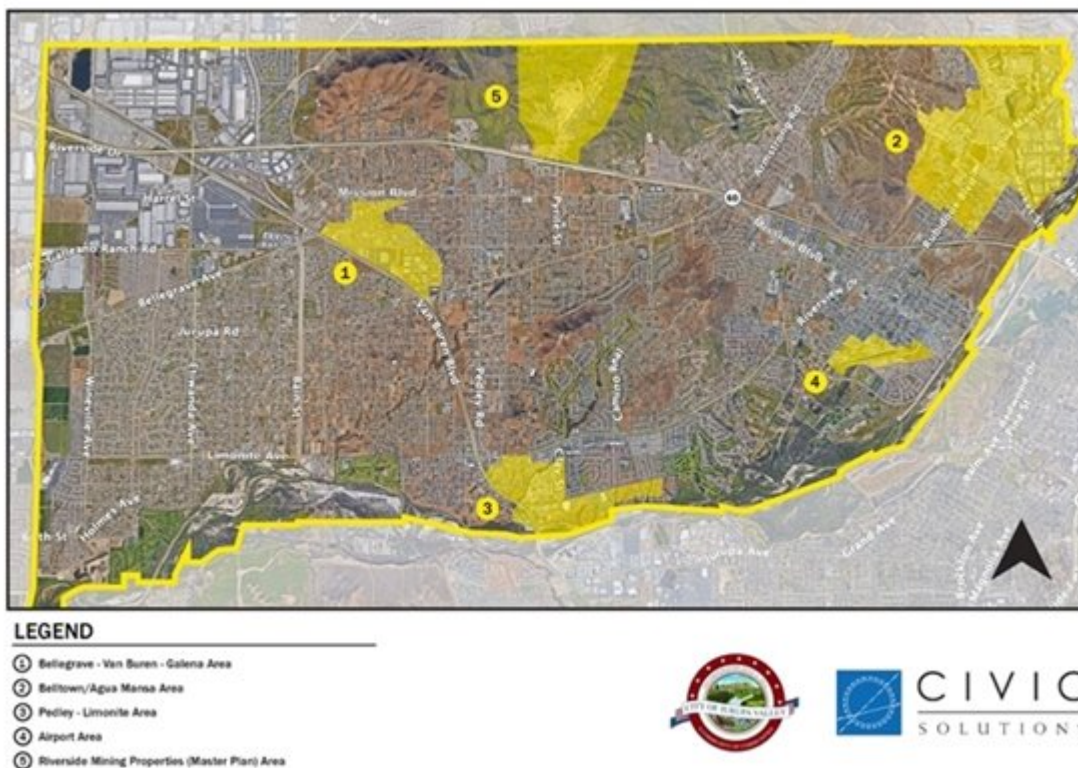
Community Development Department Updates

Update on Truck Intensive Uses Ordinance & Land Use Study

Community Development is currently in the research phase and there are two parallel paths of research:

- Code Amendments: Consider eliminating truck intensive uses in the M-SC, M-M & I-P industrial zones to address scattered small parcels zoned industrial throughout the community.
- Land Use Study: There are five study areas being considered for a change of Land Use Designation and Zoning classification throughout the City.
 1. Bellegrave – Van Buren - Galena area
 2. Belltown / Agua Mansa
 3. Pedley – Limonite area
 4. Airport (Airport Zone)
 5. Riverside Mining properties (Master Plan)

Each of the land use study areas has a mix of industrial and residential use. The City will complete a land use inventory, land use analysis and corresponding recommendations for potential changes to residential, commercial, or other land use.

INDUSTRIAL STUDY AREAS - CITY OF JURUPA VALLEY

Jurupa Area Recreation Park District (JARPD) Skyview Event Center

In 2019, the City approved an 8.8-acre expansion of Vernola Park to include a new 38,000 square-foot Community Center. The expansion is located south of Vernola Park on the west side of Wineville Avenue (see Exhibit A for the site plan of the expansion). The construction was completed in early March (Exhibits B and C are pictures of the Skyview Event Center).

EXHIBIT A. PROPOSED SITE PLAN



EXHIBIT B. VIEW OF THE FRONT OF SKYVIEW EVENT CENTER



**EXHIBIT B. VIEW OF SKYVIEW EVENT CENTER
FROM WINEVILLE AVENUE**



PLANNING COMMISSION MEETING ON MARCH 10, 2021

The Planning Commission held several study sessions:

- **Study Session - Overview of City Government:** The City Manager and Assistant City Manager provided an overview of City Government for Jurupa Valley.
- **Study Session - Agua Mansa Road Development Project.** The proposed project includes two industrial warehouse buildings totaling 335,002 s.f. on 24.4 acres located at 12340 Mansa Road. Applicant is requesting the option of allowing warehouse and distribution use.

The Planning Commission provided feedback to the applicant and expressed the following:

- Expressed concern of timing for the informational workshop in November 2020 and lack of residential attendance.
- Requested clarity on how the truck moratorium relates to the proposed project, terms of the Development Agreement, information about landscaping and the type of jobs the project would create
- Asked for consideration for air filters for impacted homes
- **Study Session - Introduction to the 6th Cycle Housing Element Update and Preliminary Site Inventory.** Staff provided an overview of the Housing Element and the Housing Element Implementation Program for the 6th Cycle. The Planning Commission asked about RHNA number calculations, Accessory Dwelling Units and discussed areas of the City appropriate for high-density housing to be discussed further in future Housing Element meetings.

The Planning Commission conducted two public hearings for two Code Amendments that included:

- **Zoning Code Amendment pertaining to Emergency Shelters in the Industrial Park (IP) Zone.** The proposed code amendment changes the parking standard for

Emergency Shelters by removing the requirement based on the number of client beds to be solely based on the number of employees and volunteers working at the shelter. It also eliminates all distancing requirements from airports in the current code with a 300-foot distance between Emergency Shelter locations the sole distancing requirement remaining in the code. Also list shelters as “by right use” in the Industrial Zone. These changes are required to make the City’s Emergency Shelter requirements consistent with State Housing law and retain the City’s ability to maintain “certified status” of its Housing Element with the State.

- **Zoning Code Amendment replacing the term “Planning Director” with the term “Community Development Director” throughout the Municipal Code.**
The City has previously had a Planning Director which is now replaced with a new title, Community Development Director. This code amendment reflects this change in title throughout the Municipal Code.

Engineering Department Updates

2020-2021 Pavement Rehabilitation Project Update

Striping has been completed on: Marlatt Street, 58th Street, Old Limonite Avenue, Cedar Street and Tumbleweed Street



Granite Ridge - Completed Tract Home Project

- Before -



- After -



Code Enforcement Department Updates

Cannabis Carnival Advertised to Take Place on April 20th

- A cannabis carnival has been advertised to take place on April 20th within Jurupa Valley, in violation of court orders and the Municipal Code
 - The Code Enforcement Department referred this issue to our City Attorney's Office for assistance
 - The City Attorney's Office has sent a Cease and Desist letter to the property owners and affiliates
 - Further action will be taken if the property owners do not comply
-



Graffiti Reported on Billboard

- Billboard located on Van Buren Boulevard
 - Graffiti has been removed
-



Homeless Individual on Vacant Lot


- The violations include an individual residing on a vacant lot and starting fire
 - The Code Enforcement Department met with Path of Life Ministries at the location to offer services and assistance to the individual
 - The services and assistance offered were denied by the individual and the individual vacated the vacant lot
-




Individuals Breaking Into an Abandoned Property



The City is currently pursuing abatement measures to properly secure the property and limit access to the public.

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City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: APRIL 7, 2021
TO: CHAIR NEWMAN 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. 21046 (PAR21002)
PROJECT: "VERNOLA MARKETPLACE APARTMENT COMMUNITY" (PHASE B) - DEVELOP 8.3 ACRES OF VACANT LAND INTO 200-UNIT APARTMENT COMMUNITY
LOCATION: SOUTH OF VERNOLA MARKETPLACE SHOPPING CENTER, WEST OF PATS RANCH ROAD, AND EAST OF I-15 FREEWAY (APN: 152-640-003)
APPLICANT: ANTHONY P. VERNOLA TRUST U/T/D

RECOMMENDATION

That the Planning Commission (1) receive an introduction to the project design and (2) identify items of concern or request 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 a study session, which is an opportunity for the applicant to introduce the project to the Planning Commission and receive feedback. The Planning 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.

BACKGROUND

Phase A of the Vernola Marketplace Apartment Community was approved in 2019 and is now under construction just south of the Phase B project site. Phase A, which is expected to be completed summer of 2023, will provide 397 multi-family dwelling units on 17.4 acres (22 dwelling units per acre) and includes community amenities, parking areas, landscaping, and street improvements. The same applicant for Phase A has submitted a Pre-Application Review request (PAR21002) for Phase B, which is the subject of this study session. The next step is for the applicant to submit formal entitlement applications for the project and return for public hearings before the Planning Commission and City Council.

PROJECT DESCRIPTION

The proposed project, *Vernola Marketplace Apartment Community (VMAC) Phase B* consists of a 200-unit apartment community on 8.3 acres of vacant land. See Exhibit 1 “Project Site” for the location of the project. The multi-family development will also include the following site improvements: community amenities, parking areas, street improvements, and landscaping.

The project will require the following entitlement applications:

- **General Plan Amendment (GPA):**
 - Change the land use designation from Light Industrial (LI) to Highest Density Residential (HHDR) to accommodate the 200 apartments and proposed density of 24 dwelling units per acre. HHDR allows for a maximum of 25 dwelling units per acre.
 - Remove project site from Specific Plan Overlay.
- **Specific Plan Amendment (SPA):** Remove the 8.3-acre project site from the I-15 Corridor Specific Plan No. 266 to accommodate the residential use. The Specific Plan currently designates this site as Industrial Park (I-P).
- **Change of Zone (CZ):** Change the underlying zoning classification from Industrial Park (I-P) to General Residential (R-3) to accommodate the multi-family housing.
- **Site Development Permit (SDP):** Proposed construction of multi-family units in the R-3 zoning classification.

PROJECT LOCATION

The project site consists of 8.3 acres of vacant land located east of the I-15 Freeway, south of Vernola Marketplace retail center (Lowe’s), west of Pats Ranch Road, and north of VMAC Phase A. Table 1 presents general information on the project site. Exhibit 1 shows the project location.

TABLE 1: EXISTING GENERAL PROJECT INFORMATION	
GENERAL PLAN LAND USE DESIGNATION	Light Industrial (LI)
GENERAL PLAN OVERLAY AREA	Specific Plan Overlay (SPO)
SPECIFIC PLAN	I-15 Corridor Specific Plan No. 266
ZONING CLASSIFICATION	Industrial Park (I-P)

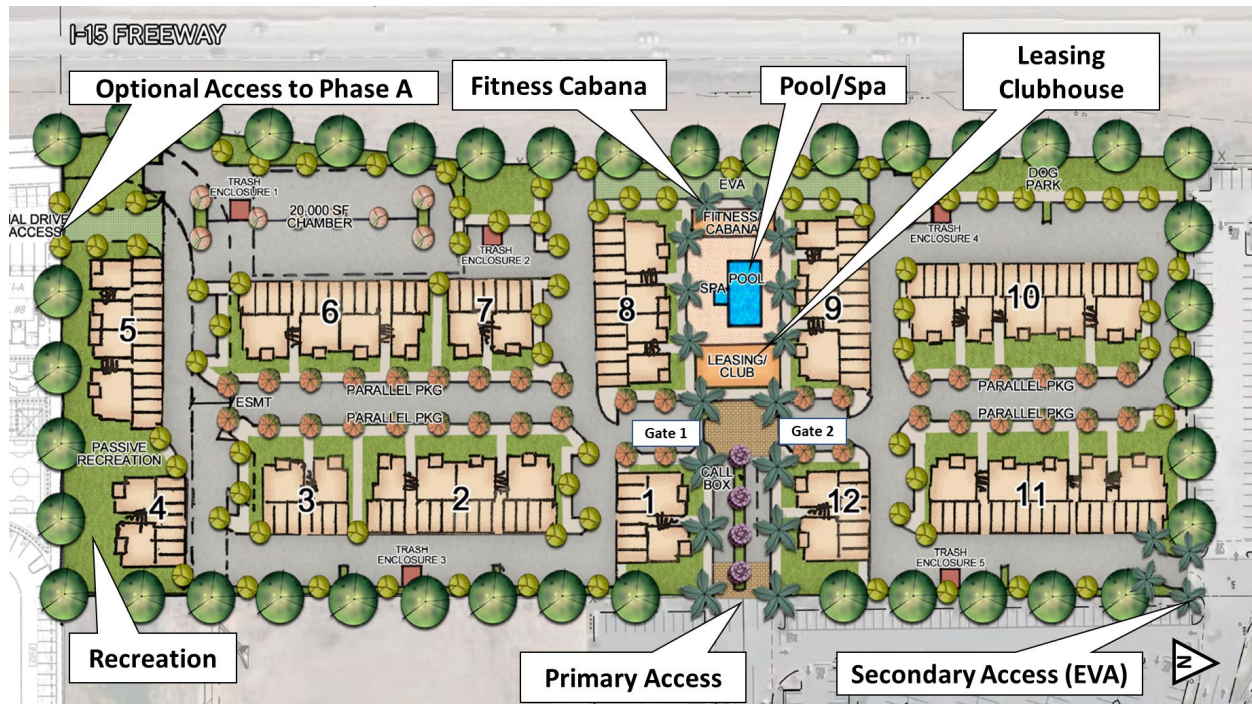
PROJECT DETAILS

The proposed Vernola Marketplace Apartment Community (VMAC) Phase B consists of 200 units of multi-family housing within twelve (12) three-story buildings. The apartments will be 1-, 2-, and 3-bedroom units. Proposed amenities include a fitness cabana (1,500 sq. ft.), leasing/clubhouse (3,000 sq. ft.), pool/spa, dog park, and recreation area. Exhibit 2 shows the preliminary site plan for the project and site design elements.

EXHIBIT 1: PROJECT SITE



EXHIBIT 2: CONCEPTUAL SITE PLAN



A. Access and Circulation.

- **Access Points.** There is one main access point for this project. The primary access point is along the eastern boundary line of the project site. Vehicles would traverse through an existing primary access and utility easement crossing Vernola Marketplace Shopping Center connecting to the existing signalized intersection of Pats Ranch Road and 65th Street.

A secondary access point for emergency vehicles only is located at the northeast corner of the site and connects to an existing secondary access easement crossing the shopping center and connecting to Pats Ranch Road.

There is a third (optional) connection between the south end of the project and Phase A. The applicant would like to maintain this optional connection until ownership over Phase B is determined (access is proposed if the two phases continue under the same ownership.)

- **Internal Circulation.** From the primary entrance of this project, the residents can enter and exit through two interior entry gates (Gates 1 and 2) to the apartments at this primary access. A secondary access point is for emergency vehicles only and located at the northeast corner of the project site. In the event that the primary access gates are closed, an emergency vehicle access easement running parallel to the I-15 will allow emergency vehicles to circulate throughout the project site.

- **B. Site Design & Amenities.** The site will be designed to be graded lower than the I-15 freeway where possible, which will provide a natural graded sound barrier along the west property line, similar to the first phase of Vernola Marketplace Apartments to the south (Phase A). A sound wall will be constructed along the freeway and every apartment unit will have an air filtration system and sound minimizing walls/windows

to mitigate impacts from the freeway. The project will include the following community amenities:

- a. Pool/spa
- b. Fitness Cabana
- c. Clubhouse/leasing office
- d. Recreation area
- e. Dog park
- f. Landscaped open areas and walking paths (code requirement)
- g. Perimeter decorative block wall and wrought iron fencing
- h. 375 required parking spaces provided

C. Architecture and design. The proposal includes twelve three-story buildings. The preliminary architectural style proposed is Spanish Colonial Revival similar and compatible to Phase A. Exhibit 3 shows images of apartment buildings that are characteristic of what is being proposed by the applicant. Exhibit 4 shows elevations that were approved for Phase A. Features of the style include red tile roofs, archways, light colored stucco, decorative wrought iron and terracotta elements. It is anticipated that each unit will have private open space according to code requirements.

EXHIBIT 3: SPANISH COLONIAL REVIVAL STYLE APARTMENT BUILDINGS



EXHIBIT 4: APPROVED ELEVATIONS FOR PHASE A



CORE ISSUES FOR FEEDBACK

A. Residential Land Use & Density. The proposed project will require amendments to the General Plan and I-15 Corridor Specific Plan to allow multi-family housing at this location.

- **General Plan Land Use Designation.** The project site has a General Plan land use designation is Light Industrial (LI). The proposed land use designation is Highest Density Residential (HHDR). Light Industrial is undesirable and incompatible with the following surrounding residential communities: Vernola Marketplace Apartments Phase A; Riverbend single family development to the south; and Township single family development to the east. Highest Density Residential allows for a maximum of 25 dwelling units per acre. The proposed density is 24 dwelling units per acre.
- **I-15 Corridor Specific Plan.** Consistent with the General Plan, the Specific Plan designates this project site for industrial use. The site is in Planning Area 5 and it is planned for an Industrial Park within the Specific Plan.

The proposal of changing the land use designation from Industrial to Residential is consistent with City Council's approval of Vernola Marketplace Apartment Community Phase A. For Phase A, the current land use designation is Highest Density Residential and the site has been excluded from I-15 Corridor Specific Plan.

Affordable Housing Units. There are pending discussions with the applicant on the possibility of incorporating affordable units.

B. Required Setback for Multiple Family Residential Projects. Multi-family dwelling development standards in the zoning ordinance (Section 9.240.545) require buffers from adjacent commercial, industrial, or institutional uses. Specifically, residential structures shall be set back a minimum of 50 feet from any property line abutting property zoned for, or used for, commercial, industrial, or institutional activities or structures. As proposed, there are residential structures located approximately 20 feet from the adjacent commercially zoned site of Vernola Marketplace Shopping Center, north of the site.

In addition to the other formal entitlements, the applicant is considering a request for an approval of a Setback Adjustment (SBA) to modify the required setback of 50 feet to 20 feet from shared northerly property line with the Vernola Marketplace Shopping Center. In accordance with Section 9.240.360 (Setback Adjustments and Temporary Use of Land), a Setback Adjustment can be approved if there are special circumstances applicable to the property, including such factors as size, shape, topography, location or surroundings that justify the approval of the adjustment of the setback requirement, and that the adjustment will not be detrimental to the health, safety and general welfare of the community or be detrimental to property in the vicinity of the parcel for which the adjustment is requested.

EXHIBIT 5: SETBACK ADJUSTMENT PROPOSAL



Exhibit 5 illustrates the proposed setback adjustment where the project borders the commercially zoned parcel with Lowe's and Fitness 19. The intent of the buffer provision can be satisfied because of circumstances applicable to the property, including the surroundings and location that justify the Setback Adjustment. Specifically, there is a 160-foot separation between the closest residential structure (Building 11 on Exhibit 4) and nearest existing commercial building (Lowe's). Within this separation distance, there are parking areas for the shopping center and a narrow landscape strip within the apartment project. If the Setback Adjustment is not approved, the applicant would be required to modify the project to meet the 50 feet setback from the property line and make it a feasible project.

On a parallel track, the City is working on modifications to the Multiple Family Residential Development Standards that includes this specific setback standard. This project would have to comply with the future adopted standards when we process the formal entitlements.

- C. Pedestrian Access.** The municipal code requires pedestrian access between the public sidewalk and the on-site walkways that provide access to the dwelling units. The applicant will be required to provide ADA compliant connection along the primary access drive aisle to Pats Ranch Road. This connection will use an existing access easement through the shopping center that will be modified to include pedestrians.

A second pedestrian access route is located along the secondary emergency vehicle access drive aisle and secondary access easement. There is an existing pedestrian path and crosswalk within the shopping center (not within the easement) which could be used by pedestrians to safely travel across the parking lot to Lowe's and other retail. The applicant is currently working with neighboring property owner to obtain connectivity at this location.

Pedestrians may also access the apartments from the south adjacent Phase A development if the optional access point is maintained.

DISCUSSION TOPICS FOR PLANNING COMMISSION

1. Change of land use from industrial to residential
2. Setback adjustment and buffer
3. Architectural style
4. Site access
5. Site amenities
6. Affordable housing
7. Other items Planning Commissioners wish to discuss

NEXT STEPS

The next steps are (1) formal submittal of entitlements; (2) interagency review of the proposed project; (3) completion of the appropriate California Environmental Quality Act (CEQA) document; (4) the public review of the CEQA document; and (5) public hearings.

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Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

ATTACHMENTS:

1. Project Description
2. Preliminary Site Plan for Vernola Marketplace Apartments Phase B
3. Aerial photo showing setback to Lowe's
4. Vernola Marketplace Apartments Phase A Site Plan

ATTACHMENT NO. 1
PROJECT DESCRIPTION

VERNOLA MARKETPLACE APARTMENT COMMUNITY (VMAC) – PHASE B***Written Project Description***

Phase B of the Vernola Marketplace Apartment Community (VMAC) is a proposed Apartment Community located on 8.33± Acres along the I-15 Freeway, north of the existing Vernola Marketplace Apartment Community – Phase A, currently under construction by Bridge, and south of the Vernola Marketplace Retail Center (Lowes). As part of the formal application process, the project will change the existing Land Use from Industrial to Residential to allow for the proposed development.

The site plan proposes 200 apartment units (24± du/ac) in 12 different apartment buildings, with a mixture of one-, two-, and three-bedroom units. There is a 3,000 SF Leasing/Club House proposed, along with a 1,500 SF Fitness/Cabana to accompany the pool and spa. Site amenities will be provided throughout the site, which may include a Dog Park, BBQ/picnic areas, playground equipment, and/or a Parcourse.

The entrance to the site includes two vehicular access gates, one for the residents located to the north, and one to the south. Onsite circulation to each apartment will be provided to allow access to onsite parking and garages. An Emergency Vehicle Access (EVA) located parallel to the I-15 freeway and behind the Fitness/Cabana, is provided to allow emergency ingress/egress from all areas of the site in the event there is an emergency at the entrance gates.

Primary access to the site will be taken from the signalized intersection at Pats Ranch Road through an existing easement over the Vernola Marketplace Retail Center drive isle, south of Fitness 19. An enhanced entry with decorative paving and landscaped median will bring you into the site with the Leasing/Club House centered at the entrance. The perimeter of the site will be fenced with vehicular gates located at the primary entrance and secondary EVA. The secondary EVA provided at the northeast corner of the site will be utilized in emergencies only and be equipped with a Knox Box for Fire Dept. access. This secondary EVA will cross through the Vernola Marketplace Retail Center to Pats Ranch Road by means of the existing drive isle located north of Fitness 19, a separate, existing easement covers this area.

ATTACHMENT NO. 2
PRELIMINARY SITE PLAN

ATTACHMENT NO. 3
AERIAL PHOTO SHOWING SETBACK TO LOWE'S

Aerial Photo showing distance to Lowe's building



ATTACHMENT NO. 4
VERNOLA MARKETPLACE APARTMENTS PHASE A SITE PLAN

Approved
Ht 2015
10/10/15
10/10/15
10/10/15

