

City of Jurupa Valley

MEETING AGENDA OF THE PLANNING COMMISSION

Wednesday February 9, 2022

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.*
- B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary BEFORE the Chair 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. Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*
- 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 3 minutes.*

REGULAR SESSION

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

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

2. Pledge of Allegiance

3. Public Appearance/Comments (30 minutes)

4. Approval of Agenda

5A. Consent Calendar

5.1 Approval of the Minutes

- January 26, 2022 Adjourned Meeting

5.2 Summary of City Council Actions & Development Update

5B. Consideration of Any Items Removed from Consent Calendar

6. Public Hearings

6.1 CHANGE OF ZONE 21016 (CZ21016)

PROJECT: 1) REZONE LAND USE AREA 13 (LUA 13) CONSISTING OF CHANGING APPROXIMATELY 44 COMBINED ACRES LOCATED NORTH OF THE SANTA ANA RIVER AND EAST OF CREST STEEL (APN 185-210-004, 185-210-005, 185-210-009) FROM M-H (MANUFACTURING-HEAVY) TO W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA); AND 2) REZONE LAND USE AREA 18 (LUA 18) CONSISTING OF CHANGING APPROXIMATELY 40 COMBINED ACRES (APN 169-290-037, -005, -004, 169-290-008, 169-290-010, 169-300-015, 169-300-002, 165-050-016) FROM M-SC (MANUFACTURING-SERVICE COMMERCIAL) AND R-A (RESIDENTIAL AGRICULTURE) TO W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) AND R-2 (MULTIPLE FAMILY DWELLINGS) AT THE SOUTHEAST CORNER OF VAN BUREN BLVD. AND JURUPA RD. AS PART OF THE GENERAL PLAN CONSISTENCY PROGRAM FOR GROUP 3.

The City has prepared a Previous Environmental Document Review Determination (PERD) in accordance with CEQA and the CEQA Guidelines. The proposed zone change is within the scope of a previously certified EIR.

RECOMMENDATION

By motion, adopt Resolution No. 2022-02-09-01 recommending that the City Council approve Change of Zone No. 21016 (CZ21016) which consists of: 1) changing the zoning of approximately 44 combined acres of land north of the Santa Ana River and east of Crest Steel from M-H (Manufacturing-Heavy) to W-1 (Watercourse, Watershed and Conservation Area); and 2) changing the zoning of approximately 40 combined acres of land located south of the southeast intersection of Van Buren Blvd. and Jurupa Rd. from M-SC (Manufacturing - Service Commercial) and R-A (Residential Agriculture) to R-2 (Multiple Family Residential) and W-1 (Watercourse, Watershed and Conservation Area).

6.2 MASTER APPLICATION (MA) NO. MA21054 (TENTATIVE PARCEL MAP (TPM) NO. 38086, CONDITIONAL USE PERMIT (CUP) NO. 21003, AND SITE DEVELOPMENT PERMIT (SDP) NO. 21020) TO CONSTRUCT THREE (3) COMMERCIAL BUILDINGS ON A 4.54-ACRE SITE.

LOCATION: SOUTHWEST CORNER OF ARMSTRONG ROAD AND SIERRA AVENUE (APNs: 174-340-044, 174-340-042).

APPLICANT: TRACTOR SUPPLY COMPANY

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration for the Project.

RECOMMENDATION

By motion, adopt Planning Commission Resolution No. 2022-02-09-02 approving Tentative Parcel Map (TPM) No. 38086, Conditional Use Permit (CUP) No. 21003, and Site Development Permit (SDP) No. 21020 to allow for the construction of a 42,678-square foot commercial development on a 4.54-acre site.

7. Commission Business

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the February 23, 2022 Regular Meeting