



## PLANNING COMMISSION AGENDA

WEDNESDAY, MAY 25, 2022

STUDY SESSION @ 6:00 P.M.  
REGULAR SESSION @ 7:00 P.M.

CITY OF JURUPA VALLEY  
CITY COUNCIL CHAMBERS  
8930 LIMONITE AVENUE  
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 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.

## **STUDY SESSION - 6:00 P.M.**

### **I. CALL TO ORDER AND ROLL CALL**

| <b>CHAIR</b>         | <b>COMMISSIONERS</b> |
|----------------------|----------------------|
| HAKAN JACKSON        | PENNY NEWMAN         |
|                      | ARLEEN PRUITT        |
| <b>CHAIR PRO TEM</b> | LAURA SHULTZ         |
| ARMANDO CARMONA      |                      |

### **II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

### **III. COMMISSION BUSINESS**

#### **ITEM NO. 1**

**STUDY SESSION:** Master Plan Application (MA) No. MA22075 Pre-Application Review (PAR) No. 22011

**PROJECT:** Construct a 195-unit apartment complex on 7.44 acres

**LOCATION:** Southeast corner of Limonite Avenue and Pacific Ave, Jurupa Valley, CA (APN: 182-350-002)

**APPLICANT:** Warmington Group

Documents:

[ITEM NO. 1.PDF](#)

## **REGULAR SESSION - 7:00 P.M.**

### **I. CALL TO ORDER AND ROLL CALL**

| <b>CHAIR</b>         | <b>COMMISSIONERS</b> |
|----------------------|----------------------|
| HAKAN JACKSON        | PENNY NEWMAN         |
|                      | ARLEEN PRUITT        |
| <b>CHAIR PRO TEM</b> | LAURA SHULTZ         |
| ARMANDO CARMONA      |                      |

### **II. PLEDGE OF ALLEGIANCE**

### **III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

### **IV. COMMISSION BUSINESS**

#### **ITEM NO. 1**

**CONTINUED STUDY SESSION (if necessary):** Master Plan Application (MA) No. MA22075 Pre-Application Review (PAR) No. 22011

**PROJECT:** Construct a 195-unit apartment complex on 7.44 acres

**LOCATION:** Southeast corner of Limonite Avenue and Pacific Avenue, Jurupa Valley, CA (APN: 182-350-002)

**APPLICANT:** Warmington Group

## **V. CONSENT CALENDAR**

Agenda Items 2, 3 and 4 are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

### **ITEM NO. 2**

Approval of Agenda

### **ITEM NO. 3**

Approval of the Minutes

- May 11, 2022 Regular Meeting

Documents:

[ITEM NO. 3.PDF](#)

### **ITEM NO. 4**

Summary of City Council Actions and Development Update

Documents:

[ITEM NO. 4.PDF](#)

### **ITEM NO. 5**

Consideration of any items removed from Consent Calendar

## **VI. PUBLIC HEARINGS**

### **ITEM NO. 6**

**PROJECT:** An Ordinance to amend Chapter 9.112 of the Jurupa Valley Municipal Code to update the allowed land uses and development standards for the Business Park (BP) Zone; and a Resolution to approve proposed change of zone from Manufacturing High (M-H) to Light Agricultural (A-1) and Natural Asset (N-A) for parcels 174-040-017, 018, 019, and 020, change of zone from Manufacturing High (M-H) to Manufacturing Service Commercial (M-SC) for parcels 178-330-001, 002, and 003, change of zone from Manufacturing High (M-H) to General Commercial (C-1 C-P) for parcels 163-400-004 and 008, and change of zone from Manufacturing High (M-H) to Watercourse, Watershed and Conservation Areas (W-1) for parcel 163-300-005

**RECOMMENDATION:** By motion, adopt Resolution No. 2022-05-25-01 recommending that the City Council:

1. Make a finding that (1) the adoption of an ordinance approving Zoning Code Amendment (ZCA) No. 22001 is exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (“CEQA”); and (2) the adoption of a resolution adopting Change of Zone (CZ) No. 22001 does not require the preparation of any further environmental reports as the Project has already been analyzed in 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. The Project is and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the FEIR. All potential environmental impacts associated with 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. As such, no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

2. Adopt an Ordinance approving Zone Code Amendment (ZCA) No. 22001 amending Chapter 9.112 to update the allowed land uses and the development of standards in the Business Park Zone; and

3. Adopt an Ordinance approving Change of Zone (CZ) No. 22001 which consist of: 1) changing the zoning of four parcels consisting of approximately 142 combined acres of land east of Sierra Avenue and south of the City boundary from M-H (Manufacturing-Heavy) to A-1 (Light Agriculture) and N-A (Natural Asset); 2) changing the zoning of three parcels consisting of approximately 20.5 combined acres of land located in Agua Mansa west of Rubidoux Boulevard and north of 24th Street east of Avalon Street from M-H (Manufacturing-Heavy) to M-SC (Manufacturing-Service-Commercial); 3) changing the zoning of two parcels consisting of approximately 2 combined acres of land located east of Van Buren Boulevard, south of the Union Pacific Railroad and north of the Santa Ana River from M-H (Manufacturing-High) to C-1 C-P (General Commercial); 4) changing the zoning of one parcel consisting of approximately 57 acres located east of Van Buren Boulevard and north of the Santa Ana River from M-H (Manufacturing-Heavy) to W-1 (Watercourse, Watershed and Conservation Areas)

Documents:

[ITEM NO. 6.PDF](#)

## **VII. COMMISSION BUSINESS**

None.

## **VIII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

**IX. PLANNING COMMISSIONER'S REPORTS AND COMMENTS**

**X. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

**XI. ADJOURMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, June 8,  
2022