



PLANNING COMMISSION AGENDA

WEDNESDAY, JULY 13, 2022 @ 7:00 P.M.

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.*

E. *To live stream this meeting, please click on the following link:*

<https://www.jurupavalley.org/422/Meeting-Videos>

I. CALL TO ORDER AND ROLL CALL

CHAIR	COMMISSIONERS
HAKAN JACKSON	PENNY NEWMAN
	ARLEEN PRUITT
CHAIR PRO TEM	LAURA SHULTZ
ARMANDO CARMONA	

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items 1, 2, and 3 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. 1

Approval of Agenda

ITEM NO. 2

Approval of the Minutes

- June 22, 2022 Regular Meeting

Documents:

[**ITEM NO. 2.PDF**](#)

ITEM NO. 3

Summary of City Council Actions and Development Update

Documents:

[**ITEM NO. 3.PDF**](#)

ITEM NO. 4

Consideration of any items removed from Consent Calendar

V. PUBLIC HEARING

ITEM NO. 5

PROJECT: Zoning Code Amendment No. 22007 amending various sections of Title 9 ("Planning and Zoning") of the Jurupa Valley Municipal Code to add Development Standards for Gasoline Service Stations.

RECOMMENDATION: The preparation of the Public Hearing item is still underway.

Therefore, it is recommended that the Planning Commission open the Public Hearing and continue the Public Hearing to the July 27, 2022 Planning Commission meeting.

Documents:

[**ITEM NO. 5.PDF**](#)

ITEM NO. 6

PROJECT: Master Application No. 21347, General Plan Amendment No. 21013, Change of Zone No. 21015, Amendment No. 4 to Specific Plan No. 266, Site Development Permit No. 21115, and Setback Adjustment No. 21003. "Vernola Marketplace Apartment Community" (Phase B), develop 8.34 acres of vacant land into 208 unit apartment community.

LOCATION: South of Vernola Marketplace Shopping Center, East of I-15 Freeway and West of Pats Ranch Road at the intersection of 65th Street (APN: 152-640-005 and 006)

APPLICANT: Anthony P. Vernola Trust U/T/D

RECOMMENDATION: By motion, adopt Resolution No. 2022-007-13-01 recommending that the City Council 1) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; 2) approve General Plan Amendment No. 21013; 3) approve Change of Zone No. 21015; 4) approve Amendment No. 4 to Specific Plan No. 266; 5) approve Site Development Permit No. 21115; and 6) approve Setback Adjustment No. 21003 in order to allow the development of Vernola Marketplace Apartment Community (Phase B) on a 8.34 acre site located at on the east side of I-15 Freeway and the west of Pats Ranch Road at the intersection of 65th Street (APN 152-640-005 and 006).

Documents:

[**ITEM NO. 6.PDF**](#)

VI. COMMISSION BUSINESS

None.

ITEM NO. 7

PROJECT: Conformance of the City of Jurupa Valley's Capital Improvement Program for Fiscal Year 2022/23 with the City of Jurupa Valley General Plan.

RECOMMENDATION: By motion, adopt Planning Commission Resolution No. 2022-07-13-02, finding that the City of Jurupa Valley's Capital Improvement Program for Fiscal Year 2022/23 is consistent with the City of Jurupa Valley General Plan.

Documents:

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONER'S REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, July 27, 2022.