



PLANNING COMMISSION AGENDA

WEDNESDAY, SEPTEMBER 14, 2022

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

STUDY SESSION - 6:00 P.M.

I. CALL TO ORDER AND ROLL CALL

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

II. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

III. COMMISSION BUSINESS

ITEM NO. 1

STUDY SESSION: Overview of Rubidoux Community Services District

Presentation by Jeff Sims, General Manager, regarding the Rubidoux Community Services District.

REGULAR SESSION - 7:00 P.M.

I. CALL TO ORDER AND ROLL CALL

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

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. COMMISSION BUSINESS

ITEM NO. 1

CONTINUED STUDY SESSION (if necessary): Overview of Rubidoux Community Services District

Presentation by Jeff Sims, General Manager, regarding the Rubidoux Community Services District.

V. CONSENT CALENDAR

Agenda Items **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. 2

Approval of Agenda

ITEM NO. 3

Approval of the Minutes

- August 10, 2022 Regular Meeting

Documents:

[ITEM NO. 3.PDF](#)

ITEM NO. 4

Consideration of any items removed from Consent Calendar.

VI. PUBLIC HEARING

ITEM NO. 5

PROJECT: Master Application No. 22124 (PCN 22002): Proposed Beer and Wine sales for off-site consumption for ALDI Supermarket (Type-20 License)

LOCATION: 6365 PATS RANCH ROAD (APNs: 152-630-003 & 152-630-013)

APPLICANT: ALDI

RECOMMENDATION: By motion, adopt Planning Commission Resolution No. 2022-09-14-01, making a Determination for Public Convenience or Necessity No. 22002 for beer and wine sales for off-site consumption at an approved supermarket.

Documents:

[ITEM NO. 5.PDF](#)

ITEM NO. 6

PROJECT: Master Application No. 22245 (PCN22004): Proposed Beer and Wine Sales for off-site consumption for convenience store (Type 20 License) and (PCN 22005) for proposed Beer, Wine and Distilled Spirits sales for off-site consumption for supermarket (Type 21 License)

LOCATION: Southeast corner of Van Buren Blvd and Rutile St. (APNs: 167-330-006, 167-330-010, 167-330-015 and 167-110-039)

APPLICANT: Control Management, Inc.

RECOMMENDATION: By motion, adopt Planning Commission Resolution No. 2022-09-14-02, making a finding of Determination for Public Convenience or Necessity No. 22004 for beer and wine sales for off-site consumption at an approved convenience store (Circle K) and Public Convenience or Necessity No. 22005 for beer, wine, and distilled spirit sales for off-site consumption at an approved supermarket.

Documents:

[ITEM NO. 6.PDF](#)

ITEM NO. 7

PROJECT: Amendment (DA 1402A1) to extend the term for "Development Agreement Pedley Road and 60 Freeway." This agreement is for the project known as the Pedley Crossing Shopping Center

LOCATION: Southeast of Pedley Road and State Route 60 (APNs: 169-040-027, 169-070-028, and 169-070-029)

APPLICANT: RBE Glendora LLC; NJK Family Holdings, LLC; and SGS Family Holdings, LLC

RECOMMENDATION: By motion, adopt Planning Commission Resolution No. 2022-09-14-03, recommending that the City Council:

(1) Approve Amendment No. 1 of Development Agreement No. 1402 (DA1402A1), extending the term of the agreement by seven years, based upon the findings and conclusions provided in this staff report, and pending final adoption by the City Council;

(2) Find that no further environmental documentation is required pursuant to State CEQA Guidelines Section 15162 based on the findings and conclusions in the staff report.

Documents:

[ITEM NO. 7.PDF](#)

ITEM NO. 8

PROJECT: Zoning Code Amendment No. 22009 amending the City of Jurupa Valley Municipal Code relating to Family Day Care Homes as required by Senate Bill 243

RECOMMENDATION: By motion, adopt Planning Resolution No. 2022-09-14-04 recommending that the City Council approve Zoning Code Amendment No. 22009 amending Section 9.240.320 (Family Day Care Homes) of the Jurupa Valley Municipal Code.

Documents:

[ITEM NO. 8.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, September 28, 2022.