



## PLANNING COMMISSION AGENDA

WEDNESDAY, OCTOBER 12, 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
VACANT	

## II. PLEDGE OF ALLEGIANCE

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

## IV. COMMISSION BUSINESS

### ITEM NO. 1

**SUBJECT:** Selection of Chair Pro Tem

**RECOMMENDATION:** The Planning Commission will consider selecting a Chair Pro Tem from among the members of the Planning Commission.

Documents:

[ITEM NO. 1.PDF](#)

## 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

- September 28, 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 HEARING**

**ITEM NO. 6**

**PROJECT:** Master Application No. 21143: General Plan Amendment No. 21003; Change of Zone No. 21004; Waiver of minimum nine-acre area development standard; Tentative Tract Map No. 38151 and Site Development Permit No. 22089; Madone Collection Planned Residential Development Subdivide 6.92 acres of land into 35 lots for single-family detached homes.

**LOCATION:** 7586 Jurupa Road (APN: 183-030-014)

**APPLICANT:** TK Management Services, LLC

**RECOMMENDATION:** By motion, adopt Planning Commission Resolution No. 2022-10-12-01, recommending that the City Council (1) approve waiver of nine-acre area development standard; (2) adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; (3) approve General Plan Amendment No. 21003; (4) approve Change of Zone No. 21004; (5) approve Tentative Tract Map No. 38151 and (6) approve Site Development Permit No. 22089 to allow the subdivision and development of the Madone Collection Planned Residential Development of 35 single family detached homes on a 6.92-acre site.

Documents:

[ITEM NO. 6.PDF](#)

**VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)**

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

**IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

**X. ADJOURNMENT**

Adjournment to the Regular Planning Commission meeting on Wednesday, October 26, 2022.