



PLANNING COMMISSION AGENDA

WEDNESDAY, APRIL 12, 2023 @ 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. The public may submit comments via email to: esoriano@jurupavalley.org before 5:00 p.m. on the scheduled meeting date.

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
LAURA SHULTZ	HAKAN JACKSON
	ARLEEN PRUITT
CHAIR PRO TEM	YESENIA VILLAGOMEZ
PENNY NEWMAN	

II. PLEDGE OF ALLGIANCE

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

- March 22, 2023 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Consideration of any items removed from Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: Proposed Amendments to Implement the 6th Cycle Housing Element: 1) Zoning Code Amendments; 2) General Plan Community Safety, Services, and Facilities Element Amendments; 3) and approving an Addendum to a Certified Programmatic Final Environmental Impact Report and Adopting findings pursuant to the California Environmental Quality Act

RECOMMENDATION: It is recommended that the Planning Commission conduct a Public Hearing and, by motion, adopt Resolution No. PC-2023-04 recommending that the City Council:

1. Approve an Addendum to a certified programmatic final Environmental Impact Report and adopting findings pursuant to the California Environmental Quality Act;
2. Adopt Zoning Code Amendment (ZCA 22014): An Ordinance Amending Title 9 of the Jurupa Valley Municipal Code to (1) amend or establish standards for

accessory dwelling units, supportive housing, residential care facilities for seven or more, group homes, large, emergency shelters, density bonus, and reasonable accommodation; (2) allow supportive housing, transitional housing, employee housing and residential care facilities for six or fewer in the R-R, R-R-O, R-1, R1-A, R-A, R-2, R-2A, R-3, R-3A, R-4, and R-6 zones; (3) allow farmworker housing in the R-R, R-R-O, R-1, R-1A, R-A, M-R, M-R-A, A-1, A-P, A-2, A-D, W-2, R-D, and N-A zones; (4) allow residential care facilities seven or more and group homes, large in the R-2 and R-3 zones with a site development permit; (5) allow emergency shelters in the R-2 zones with a conditional use permit; (6) allow group homes, large and residential care facilities for seven or more in the R-2A, R-3A, R-4 and R-6 zones; (7) allow single room occupancy in the C-1/C-P zone with a conditional use permit; (8) allow emergency shelters in the I-P zone; (9) remove agricultural uses as an allowable use in the R-2, R-3 and R-3A zones; and (10) make definitional changes and other conforming changes to the Zoning Code; and

3. Adopt General Plan Community Safety, Services, and Facilities Element Amendments to address local fire hazards, and address development in Very High Fire Severity Areas, evacuation standards, fuel modification, emergency service needs, and other topics (GPA22009)

Documents:

[ITEM NO. 4.PDF](#)

ITEM NO. 5

PROJECT: Master Application No. 21313: Tentative Tract Map No. 38276 for 221 detached single-family homes on 36.2 acres

RECOMMENDATION: It is recommended that the Planning Commission take this item off calendar to allow the applicant further time to address and/or request modifications to the conditions of approval.

Documents:

[ITEM NO. 5.PDF](#)

VI. COMMISSION BUSINESS

ITEM NO. 6

Presentation on the establishment of the Residential Development Committee

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, April 26, 2023.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the

meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at www.jurupavalley.org