



PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 28, 2024 AT 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
PENNY NEWMAN	URIEL DE LA TORRE
	HAKAN JACKSON
CHAIR PRO TEM	LAURA SHULTZ
ARLEEN PRUITT	

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

- February 14, 2024 Regular Meeting

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: Master Application No. MA21108: Proposed General Plan Amendment No. 21004 to change land use designation from Business Park to Heavy Industrial, Change of Zone No. 21005 from Manufacturing-Service Commercial to Manufacturing-Heavy, Conditional Use Permit No. 21004, Variance No. 23003, and Site Development Permit No. 21056 to legalize expansion of a pallet yard

LOCATION: 4247 Campbell Street (APNs: 170-250-034 and 170-250-033)

APPLICANT: Francisco Cortez

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-2024-06 recommending that the City Council deny the following entitlement applications to legalize a pallet yard expansion:

- 1) General Plan Amendment No. 21004 changing the land use designation of the subject parcel from Business Park to Heavy Industrial;

- 2) Change of Zone No. 21005 changing the zoning of the subject parcels from Manufacturing Service Commercial to Manufacturing Heavy;
- 3) Conditional Use Permit No. 21004 to legalize the expansion of a pallet yard per section 9.240.530;
- 4) Variance No. 23003 to allow a pallet yard within one thousand (1,000) feet of a residential use; and
- 5) Site Development Permit No. 20110 to legalize the expansion of a pallet yard

Staff is recommending denial of MA21108 because the project is inconsistent with the General Plan and Zoning Ordinance, and the findings necessary to grant a Conditional Use Permit, Site Development Permit and Variance cannot be made.

Documents:

[ITEM NO. 4.PDF](#)

VI. COMMISSION BUSINESS

ITEM NO. 5

PROJECT: Six (6) Month Update of Master Application No. 21281 to allow the legalization of a lumber yard

LOCATION: 5529 26th Street (APN: 178-102-009)

APPLICANT: Sebastian Gaona

RECOMMENDATION: The Planning Commission receive a six (6) month update as required by Condition of Approval No. 33 of Conditional Use Permit No. 21008 on the project's adherence to all conditions of approval, progress in permits, and any code enforcement violations. Since this is an update to the Planning Commission, no action will be taken.

Documents:

[ITEM NO. 5.PDF](#)

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Regular Planning Commission meeting on Wednesday, March 13, 2024.

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