



PLANNING COMMISSION AGENDA

WEDNESDAY, MARCH 13, 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 28, 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

ITEM NO. 5

PROJECT: Proposed Amendments to implement the 6th Cycle Housing Element: 1) Proposed General Plan Land Use Map Amendments (GPA22011 through GPA22028); 2) Zoning Map Amendments (CZ22011 through CZ22027); and 3) Approving an Addendum to a Certified Programmatic final Environmental Impact Report and Adopting findings pursuant to the California Environmental Quality Act

RECOMMENDATION: By motion, adopt Resolution No. PC-2024-07 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 the following General Plan Land Use Map Amendments and Changes of Zone:
 - a. GPA22011-22012 and CZN22011-22012: For APNs 156-230-004 and 156-220-002 change General Plan Land Use designation from PF to HHDR and change the zone from R-A-20 to R-3;
 - b. GPA22013-22014 and CZN22013-22014: For APNs 173-160-002 and 003 change General Plan Land Use designation from LDR to HHDR and change the zone from W-2 to R-3;
 - c. GPA22015-22016 and CZN22015-22016: For portions of APNs 173-160-029 and 030 change General Plan Land Use designation from CR to HHDR, and add a General Plan Mixed-Use Overlay, and change the zone from C-P-S to R-3;
 - d. GPA22017-22022 and CZN22017-22022: For portions of APNs 173-120-005, 006, and 007, and APNs 169-040-003, 004, and 005 change General Plan Land Use designation from LI to HHDR, and change the zone from W-2 to R-3;
 - e. GPA22023 and CZN22023: For APN 169-070-002 change General Plan Land Use designation from MHDR and CR to HHDR and change the zone from R-D and C-1/C-P to R-3;

- f. GPA22024 and CZN22024: For APN 169-070-031 change General Plan Land Use designation from CR to HHDR and change the zone from C-1/C-P to R-3;
- g. GPA22025 and CZN22025: For APN 169-172-025 change General Plan Land Use designation from CR to HHDR and change the zone from C-P-S to R-3;
- h. GPA22026 and CZA22026: For APN 171-020-006 change General Plan Land Use designation from BP to HHDR and change the zone from A-1 to R-3;
- i. GPA22027 and CZA22027: For APN 179-101-002 change General Plan Land Use designation from MHDR to HHDR and change the zone from R-2 to R-3;
- j. GPA22028: For APN 182-350-002 change General Plan Land Use designation from MDR to HHDR.

Documents:

ITEM NO. 5.PDF

ITEM NO. 6

PROJECT: General Plan Amendment No. 23003 to revise the General Plan Land Use Map from "Business Park" to "Commercial Retail" and to revise the Land Use Map for a Riparian Habitat Area from "Business Park" to "Open Space - Conservation Habitat" for the De Anza Market Place. Located at 8304-8380 Limonite Avenue and 6105 Clay Street (APNs 163-400-036; -037, -038, -040, -041, -042, -043, -044, -045)

Change of Zone No. 23005 to change a portion of the site described above from M-SC (Manufacturing - Service Commercial) to C-P-S (Scenic Highway Commercial) and a portion of the site from C-P-S and M-SC to W-1 (Watercourse, Watershed and Conservation Areas). Determine that no further Environmental review is required pursuant to CEQA Guidelines Section 15162.

RECOMMENDATION: By motion, adopt Resolution No. PC-2024-08 recommending that the City Council:

1. Approve General Plan Amendment No. 23003 for the De Anza Marketplace located at 8304-8380 Limonite Avenue and 6105 Clay Street (Assessor Parcel Numbers: 163-400- 036, -037, -038, -040, -041, -042, -043, -044, -045); and
2. Approve Change of Zone (CZ) No. 23005 changing a portion of the site described above from M-SC (Manufacturing – Service Commercial) to C-P-S (Scenic Highway Commercial) and a portion of the site from C-P-S and M-SC to W-1 (Watercourse, Watershed, and Conservation Areas); and
3. Make a determination that no further environmental review is required pursuant to CEQA Guidelines Section 15162 for CZ23005;

Documents:

ITEM NO. 6.PDF

ITEM NO. 7

PROJECT: Zoning Code Amendment No. 24001 revising Section 9.10.520 definition of Educational Institutions to expressly include vocational schools, making conforming changes to the Zoning Code to confirm that Educational Institutions are permitted in all zones with a Public Use Permit, and (2) make a finding of Exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)

RECOMMENDATION: That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-2024-09 recommending that the City Council:

1. Approve Zoning Code Amendment No. 24001 (ZCA24001) revising Section 9.10.520 - Educational institutions to expressly include vocational schools in the definition and making conforming changes to the Zoning Code to confirm that educational institutions are permitted in all zones with a Public Use Permit; and
2. Make a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b) (3)

Documents:

ITEM NO. 7.PDF

VI. COMMISSION BUSINESS

None.

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 20, 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

