

# City of Jurupa Valley

**IMPORTANT NOTICE:  
FOR ONLINE PUBLIC PARTICIPATION SEE PAGE 5**

**MEETING AGENDA  
OF THE PLANNING COMMISSION  
Wednesday May 27, 2020  
Regular Meeting: 7:00 P.M.  
City of Jurupa Valley City Hall  
City Council Chambers  
8930 Limonite Ave., 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. The Commission Rules of Order require permission of the Chair to speak with anyone at the staff table or to approach the dais.
- B. A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the City Staff BEFORE the Chairman calls for Public Comments on an agenda item. Each agenda item up 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. If you wish to address the Planning Commission on a specific agenda item or during public comment, please fill out a speaker card and hand it to the Clerk with your name and address before the item is called so that we can call you to come to the podium for your comments. While listing your name and address is not required, it helps us to provide follow-up information to you if needed. Exhibits must be handed to the staff for distribution to the Commission.
- 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 5 minutes.

## **REGULAR SESSION**

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### **1. 7:00 P.M. – Call to Order and Roll Call**

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem
- Mariana Lopez
- Corey Moore
- Penny Newman

### **2. Pledge of Allegiance**

### **3. Public Appearance/Comments (30 minutes)**

### **4. Approval of Agenda**

## **5. Approval of Minutes**

### **5.1 May 13, 2020 Regular Meeting**

## **6. Public Hearings**

### **6.1 MASTER APPLICATION (MA) NO. 19008: TENTATIVE TRACT MAP (TTM) NO. 37601 AND SITE DEVELOPMENT PERMIT (SDP) NO. 19003 FOR THE RE-APPROVAL OF A PREVIOUSLY APPROVED RESIDENTIAL SUBDIVISION OF A 5.3 GROSS ACRE SITE FOR 26 AFFORDABLE SINGLE-FAMILY DETACHED HOMES FOR VETERANS**

**LOCATION: TERMINUS OF AMARILLO STREET AND NORTHERLY OF MISSION BLVD. (APN: 169-100-055; 169-070-035; 169-100-057)**

**APPLICANT: HABITAT FOR HUMANITY - RIVERSIDE**

The City of Jurupa Valley has previously adopted Mitigated Negative Declaration (MND) for the Project. The City has prepared a Previous Environmental Document Review Determination finding that no further environmental review is required.

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#### **RECOMMENDATION**

By motion, adopt Planning Commission Resolution No. 2020-05-27-01 approving (1) Tentative Tract Map (TTM) No. 37601 and (2) Site Development Permit (SDP) No. 19003 in order to re-approve the Jurupa Valley Veterans Enriched Neighborhood, which is a residential subdivision of a 5.3 gross acre site for 26 affordable single-family detached homes for veterans.

### **6.2 MASTER APPLICATION (MA) NO. 19211: CONDITIONAL USE PERMIT (CUP) NO. 19004**

**PROJECT: "MCKINNEY TRAILERS RENTAL" - PROPOSED SEMI-TRAILER RENTAL, SALES AND SERVICE FACILITY FOR MCKINNEY TRAILERS WITH NEW 19,979 SQ. FT. CONCRETE TILT-UP BUILDING TO BE USED FOR TRAILER REPAIR AND OFFICE USE**

**LOCATION: 5610 MARKET STREET, SOUTH SIDE OF MARKET STREET EAST OF RUBIDOUX BOULEVARD, APN: 178-330-016**

**APPLICANT: J.T. MCKINNEY CO. INC**

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project.

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#### **RECOMMENDATION**

By motion, adopt Planning Commission Resolution No. 2020-05-27-02 to 1) adopt a Mitigated Negative Declaration; and 2) approve Conditional Use Permit No. 19004, authorizing a semi-trailer rental, sales and service facility for McKinney Trailers. Project includes a new 19,979 square feet concrete tilt up building for trailer repair and office use and complete site renovation on a 16.8-acre site, subject to the conditions of approval.

**6.3 MASTER APPLICATION (MA) NO. 16224: GENERAL PLAN AMENDMENT (GPA) NO. 16006, CHANGE OF ZONE (CZ) NO. 16011, TENTATIVE PARCEL MAP (TPM) NO. 37126 AND SITE DEVELOPMENT PERMIT (SDP) NO. 16043**

**PROPOSAL: MISSION GATEWAY PLAZA & MISSION GATEWAY VILLAS – MIXED USE PROJECT CONSISTING OF COMMERCIAL AND 68-UNIT AFFORDABLE HOUSING DEVELOPMENT**

**LOCATION: NORTHEAST CORNER OF MISSION BOULEVARD AND CRESTMORE ROAD (APNS: 179-330-002, 003, 004, 005 & 006)**

**APPLICANT: NORTHTOWN HOUSING DEVELOPMENT CORPORATION**

The City of Jurupa Valley has prepared and intends to certify and adopt the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) for this Project.

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**RECOMMENDATION**

By motion, adopt Planning Commission Resolution No. 2020-05-27-03, recommending that the City Council (1) certify the Environmental Impact Report and adopt a Mitigation Monitoring and Reporting Program; (2) approve General Plan Amendment (GPA) No. 16006; (3) approve Change of Zone (CZ) No. 16011; (4) approve Tentative Parcel Map (TPM) No. 37126; (5) approve Site Development Permit (SDP) No. 16043; (6) approve a modification of the Floor Area Ratio (FAR) from .35 to .40 for the 1.79-acre parcel; and (7) overrule the Airport Land Use Commission's (ALUC) Inconsistency decision in order to allow the construction of Mission Gateway Plaza and Mission Gateway Villas development project on the approximately 6.93-acre site.

**7. Commission Business**

**7.1 CONFORMANCE OF THE CITY OF JURUPA VALLEY'S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2020-2021 WITH THE CITY OF JURUPA VALLEY GENERAL PLAN**

Pursuant to California Environmental Quality Act ("CEQA"), Chapter 3, Guidelines for Implementation of the California Environmental Quality Act, Section 15378(b)(4), City staff determined that the City of Jurupa Valley's Capital Improvement Program (CIP) for Fiscal Year 2020/2021 through Fiscal Year 2021/2022 is not a project as defined by CEQA.

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**RECOMMENDATION**

By motion, adopt Planning Commission Resolution No. 2020-05-27-04, finding that the City of Jurupa Valley's Capital Improvement Program (CIP) for Fiscal Year 2020-2021 (FY 20/21) is consistent with the City of Jurupa Valley's General Plan.

**8. Public Appearance/Comments**

**9. Planning Commissioner's Reports and Comments**

**10. Planning Department Report**

**11. Adjournment to the June 10, 2020 Regular Meeting**

*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 Planning Commission, please call 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](http://www.jurupavalley.org).*