

# City of Jurupa Valley

**IMPORTANT NOTICE:  
FOR ONLINE PUBLIC PARTICIPATION SEE PAGE 3**

## **MEETING AGENDA OF THE PLANNING COMMISSION**

**Wednesday June 10, 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 26, 2020 Regular Meeting**

## **6. Public Hearings - NONE**

## **7. Commission Business**

### **7.1 MASTER APPLICATION (MA) NO. 19211 (CUP19004)**

#### **RESOLUTION TO DENY CUP19004 FOR THE MCKINNEY TRAILER RENTALS, SALES AND SERVICE PROJECT**

**LOCATION: 5610 MARKET STREET (APN: 178-330-016)**

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

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#### **RECOMMENDATION**

By motion, adopt Planning Commission Resolution No. 2020-06-10-01 denying Conditional Use Permit No. 19004 to permit a semi-trailer sales and rental facility with ancillary service and repairs on approximately 16.8 acres located at 5610 Market Street (APN: 178-330-016).

### **7.2 STUDY SESSION TO REVIEW THE GENERAL PLAN PHASE 1 ZONING IMPLEMENTATION PROGRAM TO REZONE PROPERTIES REDESIGNATED BY THE 2017 GENERAL PLAN.**

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#### **RECOMMENDATION**

Review, discuss and provide direction to staff regarding General Plan Phase 1 Zoning Implementation Program. This is a study session. No actions will be taken.

## **8. Public Appearance/Comments**

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

## **10. Planning Department Report**

## **11. Adjournment to the June 24, 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).*



### **IMPORTANT NOTICE:**

In response to the COVID-19 pandemic, the City of Jurupa Valley is urging those wishing to attend a Planning Commission meeting, to avoid attending the meeting and watch the live webcast, which can be accessed at this link: <https://www.jurupavalley.org/422/Meeting-Videos>. The Planning Commission Agenda can be accessed at this link: <https://www.jurupavalley.org/agendacenter>.

For those wishing to make public comments at Wednesday night's Planning Commission meeting, you are being asked to submit your comments by email to be read aloud at the meeting by the Planning Commission's Recording Secretary.

Public comments may be submitted to the Planning Commission's Recording Secretary at [greed@jurupavalley.org](mailto:greed@jurupavalley.org). Email comments on matters that are not on the Agenda and email comments for matters on the Consent Calendar must be submitted prior to the time the Chair calls the item for Public Comments. Members of the public are encouraged to submit comments prior to 6:00 p.m. Wednesday.

Email comments on other agenda items must be submitted prior to the time the Chair closes public comments on the agenda item or closes the public hearing on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker's comments at the Planning Commission Meeting.

The Planning Commission's Recording Secretary shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, because this is the time limit for speakers at a Planning Commission Meeting. The email comments submitted shall become part of the record of the Planning Commission Meeting.

Comments on Agenda items during the Planning Commission Meeting can only be submitted to the Planning Commission's Recording Secretary by email. The City cannot accept comments on Agenda items during the Planning Commission Meeting on Facebook, social media or by text.

This is a proactive precaution taken by the City of Jurupa Valley out of an abundance of caution. Any questions should be directed to the Planning Commission's Recording Secretary, Grizelda Reed, at (951) 332-6464.



### **AVISO IMPORTANTE:**

En respuesta a la pandemia de COVID-19, la ciudad de Jurupa Valley le urge a aquellos que desean atender una junta de la Comisión de Planificación, que eviten atender la junta y el lugar ver la junta en el webcast en vivo que puede ser accedido en este vínculo: <https://www.jurupavalley.org/422/Meeting-Videos>. La agenda de la Comisión de Planificación puede ser accedido en este vínculo: <https://www.jurupavalley.org/agendacenter>.

Para ellos que quieran hacer comentarios públicos en la junta del miércoles, se les pide que sometan sus comentarios por correo electrónico para que sean leídos en voz alta en la junta por la Secretaria de Grabación de la Comisión de Planificación.

Comentarios públicos pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación a [greed@jurupavalley.org](mailto:greed@jurupavalley.org). Correos electrónicos sobre asuntos que no están en la agenda y correos electrónicos sobre asuntos que aparecen en el calendario de consentimiento deben ser sometidos antes del tiempo en cuando el presidente de la Comisión de Planificación llame el artículo para comentarios públicos. Miembros del público deberían someter comentarios antes de las 6:00 p.m. el miércoles.

Correos electrónicos sobre otros artículos de la agenda tienen que ser sometidos antes del tiempo en que se cierran los comentarios públicos en ese artículo de la agenda o cuando se cierre la audiencia pública sobre ese artículo de la agenda. Todos los comentarios por correo electrónico serán tratados por las mismas reglas que han sido establecidas para juntas de Comisión de Planificación.

La Secretaria de Grabación de la Comisión de Planificación leerá todos los comentarios recibidos por correo electrónico siempre y cuando la lectura del comentario no exceda tres (3) minutos o cualquier otro periodo de tiempo que la Comisión de Planificación indique. Este periodo de tiempo es el mismo que se permite en juntas de la Comisión de Planificación. Los comentarios leídos en la junta serán grabados como parte de la junta de Comisión de Planificación.

Durante la junta de la Comisión de Planificación, comentarios sobre artículos de la agenda solo pueden ser sometidos a la Secretaria de Grabación de la Comisión de Planificación por correo electrónico. La ciudad no puede aceptar comentarios sobre artículos de la agenda durante la junta de Comisión de Planificación por Facebook, redes sociales, o por mensajes de texto.

Esto es una precaución proactiva que se tomó acabo por la ciudad de Jurupa Valley por precaución. Preguntas pueden ser dirigidas a la Secretaria de Grabación de la Comisión de Planificación, Grizelda Reed, al (951) 332-6464.

# City of Jurupa Valley

## **DRAFT MINUTES PLANNING COMMISSION May 27, 2020**

### **1. Call to Order and Roll Call**

The Regular Session of the Jurupa Valley Planning Commission meeting was called to order at 7:00 p.m. on May 27, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

- Arleen Pruitt, Chair
- Guillermo Silva, Chair Pro Tem , via conference call
- Mariana Lopez, Commission Member
- Penny Newman, Commission Member
- Corey Moore

### **2. Pledge of Allegiance – Commissioner Newman led the Pledge of Allegiance**

### **3. Public Appearance/Comments - None**

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

Chair Pruitt moved, Commissioner Newman seconded a motion to approve the May 27, 2020 agenda. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

### **5. Approval of Minutes**

Chair Pruitt and Commissioner Lopez seconded, a motion to approve the May 13, 2020 Planning Commission Minutes. The motion was approved 4-1-0

Ayes: Lopez, Newman, Pruitt, and Moore

Noes: None

Abstained: Silva

Absent: None

## **6. PUBLIC HEARING**

### **6.1 MASTER APPLICATION (MA190008): 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.**

Mr. Chris Mallec, Associate Planner, presented the staff report with a PowerPoint presentation providing details for the proposed 26 single-family affordable homes for veterans and a summary of the initial approvals and entitlements. Mr. Mallec presented a detailed plan that included the neighborhood design, landscaping, amenities, walls and fence, and architecture.

#### **COMMISSIONER QUESTIONS**

Commissioner Lopez inquired if there were other designated veteran housing communities in our area. Mr. Mallec, Associate Planner, answered that this was the only one in the area. Commissioner Lopez also requested clarification if an HOA would be required. Mr. Mallec stated CC&R's would be required for a formation of an HOA which would maintain landscaping, walls and lighting.

Chair Pruitt requested clarification if the walls would be coated with anti-graffiti coating. Mr. Mallec stated it is required per a condition of approval.

#### **PUBLIC HEARING OPEN**

Ms. Kathy Michalak, Executive Director for Habitat for Humanity, stated this is one of two projects in the State in partnership with CalVet and looks forward to constructing the project. She also discussed the contributions being made by various building companies for this project.

#### **PUBLIC HEARING CLOSED**

Chair Pruitt moved and Commissioner Silva seconded, a motion to adopt Resolution No. 2020-05-27-01. The motion was approved 5-0.

Ayes: Pruitt, Silva, Lopez, Newman, Moore

Noes: None

Abstained: None

Absent: None

### **6.2 MASTER APPLICATION (MA) NO. 19211 CONDITIONAL USE PERMIT (CUP) NO. 19004 - MCKINNEY TRAILER 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 ANCILLARY TRAILER REPAIR AND OFFICE USE – LOCATED AT 5610 MARKET STREET**

Ms. Rocio Lopez, Senior Planner, presented the staff report with a PowerPoint presentation detailing the project description for the 16.8 acre site. Ms. Lopez stated the proposed site is to be used for semi-trailer rental, sales and service facility. Mr. Ernie Perea, CEQA

Administrator, clarified a correction in the Tribal consultation and stated the Soboba withdrew from monitoring.

### **COMMISSIONER QUESTIONS**

Commissioner Newman inquired if there is an active use for the site. Ms. Lopez, Senior Planner, replied there is an active concrete recycling business.

Chair Pruitt inquired about the letter of support that was received from Rex Wheeler and asked where his property is located. Ms. Lopez, Senior Planner, replied the property is located adjacent to proposed site. Chair Pruitt requested clarification for the traffic flow. Ms. Carolina Fernandez, Assistant Engineer, provided clarification of traffic route.

### **PUBLIC HEARING OPENED**

Mr. Jeremy Krout, applicant representative, provided an overview of the company and its operations.

Mr. Mark Bedard, applicant, provided a summary of the company and their interest to purchase the site for the company expansion.

Mr. Jeremy Krout, applicant representative, requested clarification of the conditions of approval.

Mr. Eric Morrison, McKinney's Operations Manager, discussed the operations of the facility.

### **COMMISSIONER DELIBERATION**

Commissioners discussed the following concerns:

- High volume of truck traffic
- Impacts to the Bell Town community residential neighborhoods
- Overburden of industrial uses on residential communities.

### **PUBLIC HEARING CLOSED**

Commission Newman moved and Commission Lopez seconded a motion to direct staff to prepare a resolution for denial to be adopted at the next meeting. The motion was approved 4-1.

Ayes: Pruitt, Lopez, Newman, Silva

Noes: Moore

Abstained: None

Absent: None

**6.3 MASTER APPLICATION (MA) 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 – MISSION GATEWAY PLAZA & MISSION GATEWAY VILLAS MIXED USE PROJECT CONSISTING OF COMMERCIAL AND 68-UNIT AFFORDABLE HOUSING DEVELOPMENT**

Ms. Rocio Lopez, Senior Planner, presented a staff report with a PowerPoint presentation and summarized historical information of the project site and the most current project background. Ms. Lopez noted the following points for discussion:

- Land Use Designation
- The Rubidoux Town Center Overlay
- Santa Ana River Corridor Overlay
- Flabob Municipal Airport Overlay.
- Airport Land Use Plan

Ms. Lopez provided comments received from Riverside County Airport Land Use Commission which is incorporated in the Final EIR.

Ms. Lopez provided a site layout and plan of the proposed project that includes both the commercial and residential development and noted the housing development is proposed to be 100% affordable housing. She stated the applicant will own and manage the multi-family property and will also retain ownership of the commercial property.

### **COMMISSIONER QUESTIONS**

Commissioner Newman requested clarification of ALUC plan was developed in 2004. Ms. Lopez, Senior Planner, replied the plan's last update was in 2004.

### **PUBLIC HEARING OPENED**

Mr. Darryl Brown, Applicant, presented an overview of the Northtown Housing Development Corporation and details of the project site.

Mr. Curtis Dahle, Architect for Northtown Housing Development, provided additional information for the project site.

Ms. Eugenia Turner, Resident, discussed the community impacts for the project site.

### **COMMISSIONER DELIBERATION**

#### **Commissioners discussed the following concerns:**

- Reduced parking for the project site
- Concerns of project being a gated community
- ALUC Zone C proximity to project site and the recommendation that the Council overrule the Airport Land Use Commission determination
- On-site security
- Environmental Justice Analysis Element not included

### **PUBLIC HEARING CLOSED**

Commissioner Newman moved and Commissioner Lopez seconded, a motion to adopt Planning Commission Resolution No .2020-05-27-03. The motion was approved 4-0-1.

Ayes: Pruitt, Silva Lopez, and Newman

Noes: None



Abstained: Moore

Absent: None

## **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**

Mr. Chase Keys, Assistant Engineer, provided a staff report and a PowerPoint presentation. Mr. Keys provided a background and summarized the 32 projects with an estimated budget of \$19,022,213 for FY 20/21.

#### **COMMISSIONER QUESTIONS**

Chair Pruitt requested if analysis was done for the traffic on El Camino Real Road. Mr. Keys replied signalization has been reviewed.

Commissioner Newman inquired of status of Granite Hill and Pyrite Street. Mr. Keys stated the project received notice to proceed.

#### **PUBLIC HEARING OPENED – No Public Comments**

#### **PUBLIC HEARING CLOSED**

Chair Pruitt moved and Commissioner Newman seconded a motion to adopt Planning Commission Resolution 2020-05-27-04. The motion was approved 4-0-1.

Ayes: Pruitt, Lopez, Newman, Silva

Noes: None

Abstained: None

Absent: Moore

## **8. Public Appearance / Comments – NONE**

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

Chair Pruitt announced the City had purchased the Boxing Club and would like to have the Parks Department join and consider making it a Community Center.

## **10. Planning Department Report**

Mr. Tom Merrell, Planning Director, provided an update on the current, advance planning, and upcoming projects.

Respectfully submitted,

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Thomas G. Merrell, AICP, Planning Director  
Secretary of the Planning Commission

# City of Jurupa Valley

[RETURN TO AGENDA](#)

## STAFF REPORT

**DATE:** JUNE 10, 2020  
**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** THOMAS G. MERRELL, AICP, PLANNING DIRECTOR  
**BY:** ROCIO LOPEZ, SENIOR PLANNER  
**SUBJECT:** AGENDA ITEM NO. 7.1  
MASTER APPLICATION (MA) NO. 19211 (CUP19004)  
RESOLUTION TO DENY CUP19004 FOR THE MCKINNEY TRAILER  
RENTALS, SALES AND SERVICE PROJECT  
LOCATION: 5610 MARKET STREET (APN: 178-330-016)  
APPLICANT: J.T. MCKINNEY CO. INC.

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### RECOMMENDATION

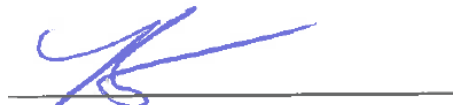
By motion, adopt Planning Commission Resolution No. 2020-06-10-01 denying Conditional Use Permit No. 19004 to permit a semi-trailer sales and rental facility with ancillary service and repairs on approximately 16.8 acres located at 5610 Market Street (APN: 178-330-016).

### BACKGROUND

On May 27, 2020, the Planning Commission held a public hearing for Master Application No. 19211: Conditional Use Permit (CUP) No. 19004 for a proposed McKinney Trailer rentals, sales and service facility proposed at 56210 Market Street. After receiving public comments, the Planning Commission closed the public hearing, discussed the project, and by a 4-1 vote, directed staff to prepare a resolution denying the Conditional Use Permit.

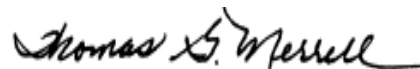
Attached to this staff report is the resolution with findings for denial of the Conditional Use Permit, as directed by the Planning Commission.

*Prepared by:*



Rocio Lopez  
Senior Planner

*Submitted by:*



Thomas G. Merrell, AICP  
Planning Director

*Reviewed by:*

**//s// Serita Young**

*Serita Young  
Deputy City Attorney*

**ATTACHMENTS:**

1. Resolution No. 2020-06-10-01, denying a Conditional Use Permit for the proposed McKinney semi-trailer sales and rental facility on approximately 16.8 acres.

**RESOLUTION NO. 2020-06-10-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF JURUPA VALLEY DENYING  
CONDITIONAL USE PERMIT NO. 19004 TO PERMIT A  
SEMI-TRAILER SALES AND RENTAL FACILITY WITH  
ANCILLARY SERVICE AND REPAIRS ON  
APPROXIMATELY 16.8 ACRES OF REAL PROPERTY  
LOCATED AT 5610 MARKET STREET (APN: 178-330-016)  
IN THE MANUFACTURING-SERVICE COMMERCIAL  
(M-SC) ZONE, AND MAKING A DETERMINATION OF  
EXEMPTION UNDER CEQA**

**THE PLANNING COMMISSION OF THE CITY OF JURUPA VALLEY DOES  
RESOLVE AS FOLLOWS:**

Section 1.     **Project.**     J.T. McKinney Co. Inc. (the “Applicant”) has applied for Conditional Use Permit No. 19004 (Master Application No. 19211 or MA No. 19211) to permit a semi-trailer sales and rental facility with ancillary service and repairs (“McKinney Trailers Rental”) on approximately 16.8 acres of real property located at 5610 Market Street (APN: 178-330-016) in the Manufacturing-Service Commercial (M-SC) Zone and designated Light Industrial (LI) (the “Project”).

Section 2.     **Conditional Use Permit.**

(a)     The Applicant is seeking approval of Conditional Use Permit No. 19004 to permit a semi-trailer sales and rental facility with ancillary service and repairs (“McKinney Trailers Rental”) on approximately 16.8 acres of real property located at 5610 Market Street (APN: 178-330-016) in the Manufacturing-Service Commercial (M-SC) Zone.

(b)     Section 9.148.020.(3)(x) of the Jurupa Valley Municipal Code provides that truck and trailer sales and rental uses may be located in the M-SC Zone provided a conditional use permit has been granted pursuant to Section 9.240.280 of the Jurupa Valley Municipal Code.

(c)     Section 9.240.280.(3) of the Jurupa Valley Municipal Code provides that a public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Section 9.240.250, all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing, and the hearing body in Section 9.240.250 shall be defined as the Planning Commission of the City of Jurupa Valley.

(d)     Section 9.240.250(5) of the Jurupa Valley Municipal Code provides that the hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Planning Director with the City Clerk, together with a report of the proceedings, not more than ten (10) days after the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the

hearing body is unable to make a decision, that fact shall be filed with the City Clerk in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body.

(e) Section 9.240.280.(4) of the Jurupa Valley Municipal Code provides that a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

(f) Section 9.148.020(4) of the Jurupa Valley Municipal Code provides that a conditional use permit required for the uses listed in Section 9.148.020.(3)(x) shall not be granted unless the applicant demonstrates that the proposed use meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following additional findings:

1) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.

2) The proposed use will not impact traffic on local or collector streets.

3) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.

4) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.

(g) Section 9.240.250(6) of the Jurupa Valley Municipal Code provides that for any decision where the hearing body is the Planning Commission and it has rendered a final decision rather than a recommendation to the City Council, an appeal of that decision shall be filed and processed pursuant to the provisions of Section 9.05.100 and subject to the provisions of Section 9.05.110.

(h) Section 9.05.100.A. of the Jurupa Valley Municipal Code provides that for any quasi-judicial decision of the Planning Commission in which it has rendered a final decision, rather than a recommendation to the City Council, that decision shall be considered final unless a written appeal, with the required appeal fee, is filed with the City Clerk within ten (10) calendar days after the date of the decision and the appeal shall be processed and resolved in accordance with the provisions of this section. In the event the tenth day falls on a Saturday, Sunday or city holiday, the appeal and the applicable appeal fee shall be filed with the City Clerk on or before the close of business on the next city business day thereafter. The written appeal and appeal fee shall be filed on or before the close of business on the last day of the appeal period.

(i) Section 9.05.100.B. of the Jurupa Valley Municipal Code provides that an appeal may be filed by the applicant for a land use entitlement, the owner of the property subject to the application, a person who presented oral or written comments to the Planning

Commission, or any other interested person. An appeal may be filed by an individual Council Member or by the City Council, provided, however, that any such appeal shall be solely on the basis that the issues related to the application are important to the city and should be decided by the entire City Council, and, provided further, that an appeal by an individual Council Member or the Council shall not mean, nor shall it be construed to mean, that the individual Council Member or the City Council is expressing a view in favor of or in opposition to the application. Except for appeals by an individual Council Member or the City Council, the appeal shall be accompanied by the appeal fee set forth in Chapter 3.65 or resolution of the City Council. Any appeal filed by an individual Council Member or by a majority vote of the Council does not require the payment of a fee. The Director of Planning shall prepare appeal forms for these appeals.

(j) Section 9.05.100.C. of the Jurupa Valley Municipal Code provides that upon the filing of an appeal, the decision of the Planning Commission appealed from shall be suspended until such time as the appeal is decided by the City Council or is otherwise resolved as provided in Section 9.05.100 of the Jurupa Valley Municipal Code.

**Section 3. Procedural Findings.** The Planning Commission of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for MA No. 19211 was processed including, but not limited to, a public notice, in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On May 27, 2020, the Planning Commission of the City of Jurupa Valley held a public hearing on MA No. 19211, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing and directed staff to prepare a resolution denying MA No. 19211 for the Planning Commission's consideration at a future meeting.

(c) On June 10, 2020, the Planning Commission of the City of Jurupa Valley considered the adoption of this Resolution.

(d) All legal preconditions to the adoption of this Resolution have occurred.

**Section 4. California Environmental Quality Act Findings.** The Planning Commission, based on its own independent judgment, does hereby find, determine and declare that the Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000 *et seq.*) and the State Guidelines (the "CEQA Guidelines") (14 Cal. Code Regs. § 15000 *et seq.*) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

**Section 5. Findings for Denial of Conditional Use Permit.** The Planning Commission of the City of Jurupa Valley does hereby find, determine, and declare that the proposed Conditional Use Permit No. 19004 should be denied because the proposed semi-trailer sales and rental facility with ancillary service and repairs:

(a) Will be detrimental to the health, safety, or general welfare of the community for the following reasons:

1) The Project site is located on Market Street, which is northwest of the Belltown residential community. The Belltown community is located east of Hall Avenue, north of 26<sup>th</sup> Street, and south of 24<sup>th</sup> Street. Trucks traveling to the Project site from State Route 60 (SR 60) are anticipated to travel north on Market Street and access the Project site near Market Street and Rubidoux Boulevard. The alternative route from the SR60 to the Project site is traveling north on Market Street, making a left onto 24<sup>th</sup> Street, north on Rubidoux Boulevard, and south onto Market Street. Both routes would impact Belltown community; however, trucks would drive in front of homes using the alternative route.

Although the Project would be required to install a “no left turn” sign at the intersection of Market Street and 24<sup>th</sup> Street to discourage left turns by trucks onto 24<sup>th</sup> Street from Market Street, there is no evidence that a sign alone, without implementation of other measures, will prevent trucks from left on 24<sup>th</sup> Street and traveling along the northern boundary of the Belltown community to access the Project site by turning right onto Rubidoux Boulevard from 24<sup>th</sup> Street and then right onto Market Street. Such potential truck trips along the northern boundary of the Belltown community may cause impacts to that community by, among other things, increasing the residents’ exposure to traffic-related air pollution, which has been linked to a variety of short- and long-term health effects including, asthma, reduced lung function, impaired lung development in children, and cardiovascular effects in adults. While a semi-trailer sales and rental facility with ancillary service and repairs may be appropriate in other locations in the M-SC Zone, the nature of the use on the proposed Project site and its proximity to nearby and adjacent Belltown residential neighborhoods and neighborhood commercial areas is not appropriate. This is why a semi-trailer sales and rental facility with ancillary service and repairs and other trucking operations in MS-C Zone is a conditionally permitted use so that the Planning Commission can assess whether the use is appropriate at a particular location within the MS-C Zone.

2) Trucks traveling to the Project site will likely add to the existing congestion on Market Street, a narrow road, because the trucks will travel north from SR 60, and south on Agua Mansa Road from the Interstate 10. While a semi-trailer sales and rental facility with ancillary service and repairs may be appropriate in other locations in the M-SC Zone, the nature of the use on the proposed Project site is not appropriate. This is why a semi-trailer sales and rental facility with ancillary service and repairs and other trucking operations in MS-C Zone is a conditionally permitted use so that the Planning Commission can assess whether the use is appropriate at a particular location within the MS-C Zone.

3) The proposed use is an ancillary logistics facility. The expansion of more logistics facilities into the Belltown community will be detrimental to the general welfare of that community due to impacts associated with logistics facilities, including truck traffic impacts such as increased exposure to traffic-related air pollution, which has been linked to a variety of short- and long-term health effects including, asthma, reduced lung function, impaired lung development in children, and cardiovascular effects in adults. While a semi-trailer sales and rental facility with ancillary service and repairs may be appropriate in other locations in the M-SC Zone, the nature of the use on the proposed Project site and its proximity to nearby and



adjacent Belltown residential neighborhoods and neighborhood commercial areas is not appropriate. This is why a semi-trailer sales and rental facility with ancillary service and repairs and other trucking operations in MS-C Zone is a conditionally permitted use so that the Planning Commission can assess whether the use is appropriate at a particular location within the MS-C Zone.

4) The proposed business would be relocating to the City from another jurisdiction with its existing employees and, thus, will not create new job opportunities for City residents.

5) The proposed use will primarily be a rental facility rather than a sales facility and, therefore, will not generate a significant amount of sales tax for the City.

6) The proposed business only delivers its trailer rentals to a limited number of its customers. The majority of the business's customers will pick-up the trailer rentals from the Project site utilizing the customers' truck fleets. Thus, there will be trucks that travel to and from the Project site that the proposed business will not have control over in terms of quality of maintenance and harmful emissions. Those customer trucks may negatively impact the nearby Belltown residential community. While a semi-trailer sales and rental facility with ancillary service and repairs may be appropriate in other locations in the M-SC Zone, the nature of the use on the proposed Project site and its proximity to nearby and adjacent Belltown residential neighborhoods and neighborhood commercial areas is not appropriate. This is why a semi-trailer sales and rental facility with ancillary service and repairs and other trucking operations in MS-C Zone is a conditionally permitted use so that the Planning Commission can assess whether the use is appropriate at a particular location within the MS-C Zone.

7) The Project proposes to construct an on-site child care for employees. However, the proposed industrial facility could be a hazard to children on-site by substantially increasing their exposure to traffic-related air pollutants, such as particulate matter, carbon monoxide, oxides of nitrogen, and benzene, which are linked to asthma, reduced lung function, and impaired lung development. While a semi-trailer sales and rental facility with ancillary service and repairs may be appropriate in other locations in the M-SC Zone, the nature of the use on the proposed Project site is not appropriate. This is why a semi-trailer sales and rental facility with ancillary service and repairs and other trucking operations in MS-C Zone is a conditionally permitted use so that the Planning Commission can assess whether the use is appropriate at a particular location within the MS-C Zone.

8) The Project proposes to construct an on-site lunch room for its employees, which will deprive local restaurants of customers and the City of sales tax revenue if the proposed business promotes and encourages employee eating on-site.

(b) Could adversely affect the Belltown residential neighborhood in regards to noise and fumes from truck traffic traveling to the Project site along Market Street from SR 60. While a semi-trailer sales and rental facility with ancillary service and repairs may be appropriate in other locations in the M-SC Zone, the nature of the use on the proposed Project site and its proximity to nearby and adjacent Belltown residential neighborhoods and neighborhood commercial areas is not appropriate. This is why a semi-trailer sales and rental facility with

ancillary service and repairs and other trucking operations in MS-C Zone is a conditionally permitted use so that the Planning Commission can assess whether the use is appropriate at a particular location within the MS-C Zone.

Section 6.     **Denial of Master Application No. 19211.** Based on the foregoing, the Planning Commission of the City of Jurupa Valley hereby denies Conditional Use Permit No. 19004 (Master Application No. 19211 or MA No. 19211) to permit a semi-trailer sales and rental facility with ancillary service and repairs (“McKinney Trailers Rental”) on approximately 16.8 acres of real property located at 5610 Market Street (APN: 178-330-016) in the Manufacturing-Service Commercial (M-SC) Zone and designated Light Industrial (LI).

Section 7.     **Certification.** The Planning Director shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Jurupa Valley on this 10<sup>th</sup> day of June, 2020.

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Arleen Pruitt  
Chair of Jurupa Valley Planning Commission

ATTEST:

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Thomas G. Merrell, AICP  
Planning Director/Secretary to the Planning Commission

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF JURUPA VALLEY )

I, Thomas G. Merrell, Planning Director of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2020-06-10-01 was duly adopted and passed at a meeting of the Planning Commission of the City of Jurupa Valley on the 10<sup>th</sup> day of June, 2020, by the following vote, to wit:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

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THOMAS G. MERRELL  
PLANNING DIRECTOR

# City of Jurupa Valley

## RETURN TO AGENDA

## STAFF REPORT

**DATE:** JUNE 10, 2020  
**TO:** CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** THOMAS G. MERRELL, AICP, PLANNING DIRECTOR  
**BY:** TAMARA CAMPBELL, PRINCIPAL PLANNNER  
**SUBJECT:** AGENDA ITEM NO. 7.2  
STUDY SESSION TO REVIEW GENERAL PLAN PHASE 1, GROUP 1, ZONING IMPLEMENTATION PROGRAM TO REZONE PROPERTIES REDESIGNATED BY THE 2017 GENERAL PLAN

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### RECOMMENDATION

Review, discuss and provide direction to staff regarding General Plan Phase 1 Zoning Implementation Program. This is a study session. *No actions will be taken.*

### BACKGROUND

On September 7, 2017, the City Council adopted the 2017 General Plan as well as limited changes to the Zoning Map and Ordinance. The adoption included 21 amendments to the General Plan Land Use Map that addressed land use issues, including providing additional commercial and residential uses and buffering residential development from industrial uses. By law, a city's zoning must be consistent with its General Plan. Many of the 21 Land Use Map changes resulted in making the existing zoning on the affected properties inconsistent with the General Plan.

Upon General Plan adoption, the Council acknowledged that a zoning implementation program would be needed to evaluate the appropriate zoning of the Land Use Amendments (LUA's). On November 15, 2018, the City Council initiated Phase 1 of a Zoning Implementation Program and directed staff to pursue Planning Commission evaluation of appropriate zoning for the LUA areas. The end goal is to forward Zoning Map amendments to the City Council that are consistent with the General Plan Land Use Map. As directed, the Commission will be conducting public hearings and evaluating staff's proposal for new zoning for each area and forwarding recommendations to the Council.

Of the 21 separate LUAs adopted in conjunction with the General Plan, most of the LUAs were made to change the land use designation from industrial use to a residential or commercial use and to prevent potential land use conflicts in the future. One of the LUAs was rezoned in conjunction with the 2017 General Plan, while others are being (or have been) addressed by property owners or other means. The remaining 14 LUAs present potential conflicts with the Zoning Map and hence, potential land use conflicts. A review of the zone classification

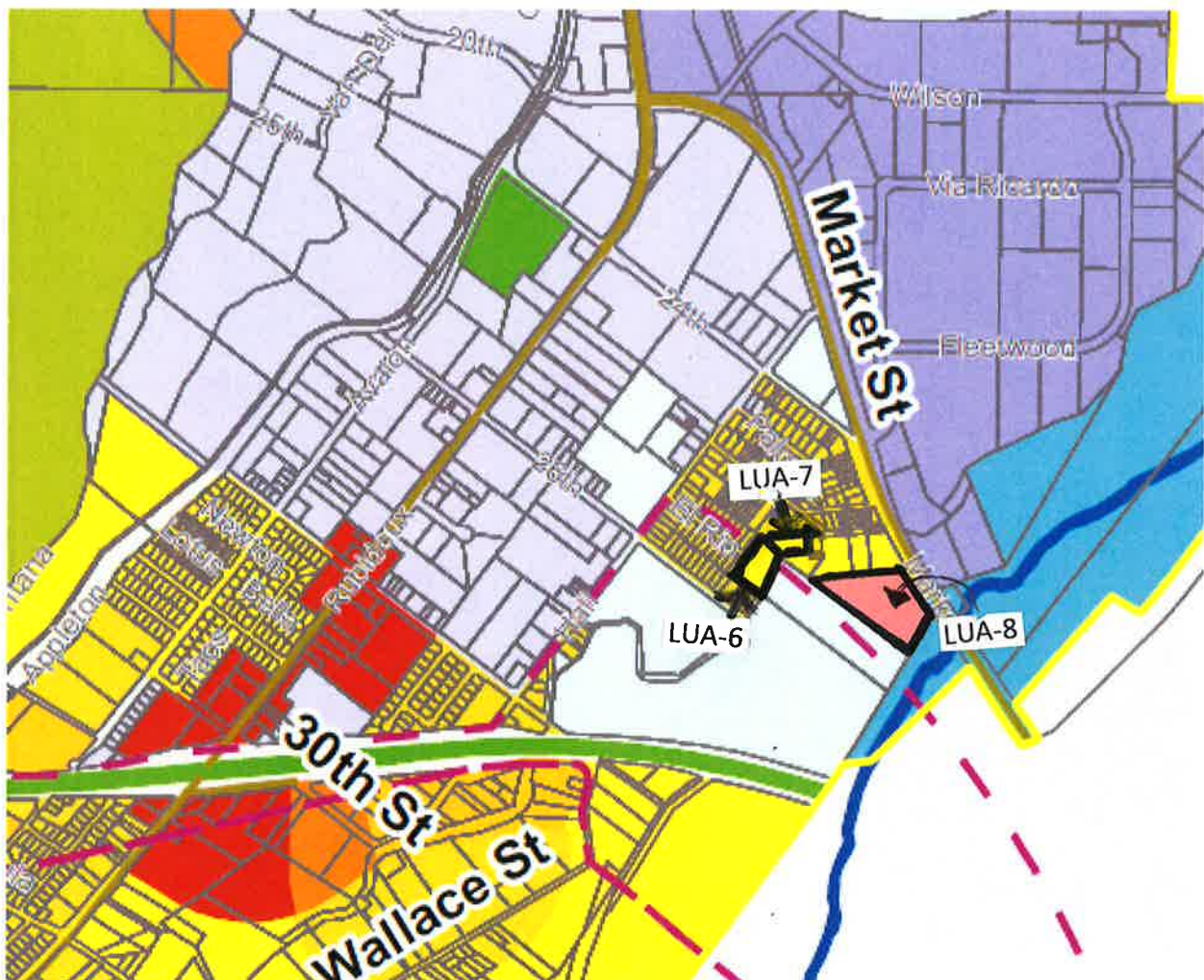
alternatives is needed to determine the appropriate zoning designations for these 14 sites and ensure consistency with the General Plan, as required by State law.

In January 2019, the Planning Commission conducted a study session to review staff's proposed phasing, research, analysis and methodology for this effort. A copy of the Staff Report is attached. The Planning Commission agreed with staff's approach and as such, Phase 1, Group 1 is provided for your consideration.

## DISCUSSION

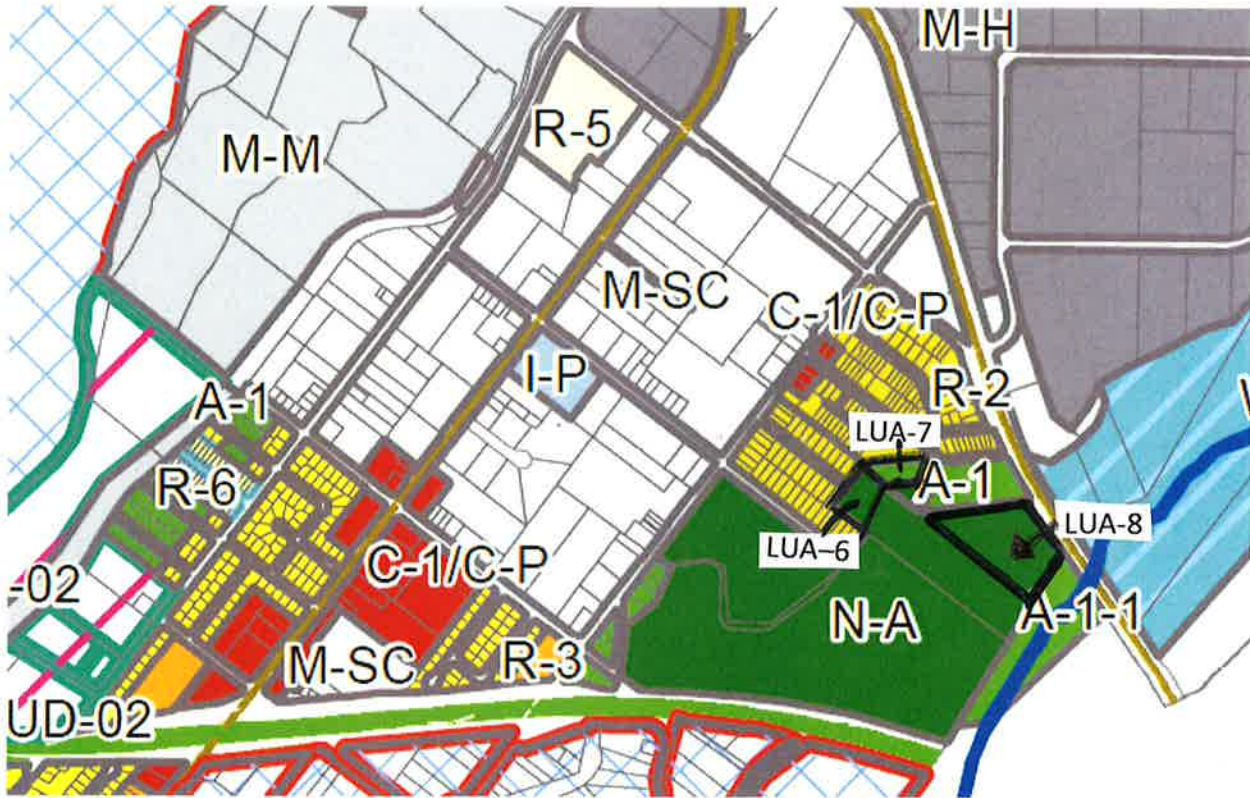
Phase 1, Group 1, includes 4 geographic areas. Three of the sites are located in the Belltown community of Jurupa Valley while two other sites are closer to Armstrong. The first three areas are outlined on the maps below and shown on Attachment 2 – Aerial Photo. A separate aerial is provided for LUA -15B as Attachment 3.

### 2017 General Plan Land Use Designations for LUA-6, LUA-7, and LUA-8





### Existing Zoning LUSA- 6, LUA-7, LUA-8



The following table provides a summary of the historical GP designation and zoning for each area.

#### Summary of Group 1 - Land Use Designations and Zoning

LUA No.	Completed w/ 2017 GP		Phase 1 GP Implementation		Rezone Group Number
	From GP L/U	To GP L/U	From Zone	To Zone	
6	Heavy Indust (HI)	Med Dens Res (MDR)	N-A	TBD	1
7	Heavy Indust (HI)	Med Dens Res (MDR)	N-A	TBD	1
8	Heavy Indust (HI)	Com Tourist (CT)	N-A	TBD	1
15B	Lt Indust (LI)	Retail Commercial	M-SC	TBD	1

#### LUA-6 – 5302 El Rio Avenue

This 1.85-acre area was originally designated by the previous General Plan as “Heavy Industrial.” With adoption of the 2017 General Plan, the designation was changed to “Medium Density Residential.” The site is currently zoned N-A but is developed with a residential use and trucking

operation or contractor's storage yard that uses El Rio Avenue as its only access. The aerial photo (Attachment 2) illustrates that the site is accessed through a residential neighborhood.

The General Plan Advisory Committee (GPAC) and the City Council recognized the need to protect the existing residential uses and neighborhood from industrial encroachments. The parcel is bordered on three sides by residential uses with a large, vacant site designated as PF (Public Facility) and planned for a solar energy generation facility on the southeast border. Given that the adjacent residential neighborhood has a Medium Density Residential (MDR) land use designation (allowing 2-5 dwellings per acre), the site was changed from Heavy Industrial to MDR.

The equivalent zoning category that best matches the GP land use designation is R-2. R-2 zoning occurs on all 3 sides of the site so it would be a logical extension for the land at the end of the existing neighborhood.

It is important to note that the existing zoning for the site is "N-A" which stands for Natural Assets. The uses that are permitted in this zone are a mixed bag and include single-family homes, churches, resort hotels, farm animal grazing, museums, airplane landing strips, rock crushing plants, riding academies and surface mining operations.

The Commission may wish to consider other residential types of zoning such as R-1, R-3 or any other residential zone, but the closest match for compatibility with the existing neighborhood would be R-2. The R-2 Development Standards require 7,200 sq. ft. per lot which could yield approximately 6 parcels per acre.

#### **LUA -7 5288 Bell Avenue**

This vacant, 30,000 sq. ft. landlocked parcel is adjacent to LUA – 6. The property is located in a neighborhood which is substantially committed to residential uses, with mostly single-family houses on relatively small parcels (10,000 sq. ft. or less). The surrounding land use pattern includes Medium High Density Residential (MHDR) and MDR on three sides. The aforementioned solar plant is pending construction to the southwest.

This parcel is too small for most industrial uses and its location adjacent to a future solar plant ensures long-term buffering from industrial or manufacturing uses. It is used for vehicle parking in connection with an adjacent house.

Similarly to LUA-6, the existing zoning for the site is "N-A" (Natural Assets). Also, like LUA-6, the permitted uses are the same mixed bag as identified previously.

#### **LUA-8 – 5286 Bell Avenue, Adam's Motorsports Park**

This 8-acre site is adjacent to LUA-7, residential uses, open space, with heavy industrial uses across Market Street. It has been improved with small commercial buildings, a race track, parking lot and related facilities. Importantly, the site is home to the long-standing Adam's Motorsports Park. The site was previously designated as Heavy Industrial (HI) but the consensus of the General Plan Advisory Committee and City Council was that the City has sufficient heavy industrially zoned land and that this site should be preserved as a community recreation resource and regional attraction. In addition, the Council expressed interest in providing a transitional use or buffer between industrial and residential uses. Changing the land use designation to Commercial Tourism, the City promotes continuance of the motorsports park. Such action also allows other types of commercial recreation uses that meet the needs of residents, visitors and travelers near the Santa Ana River. As the area develops, it could become a City Gateway, and



include such uses as hotels, motels, restaurants, conference facilities, meeting halls, theaters, miniature golf and other outdoor recreation activities.

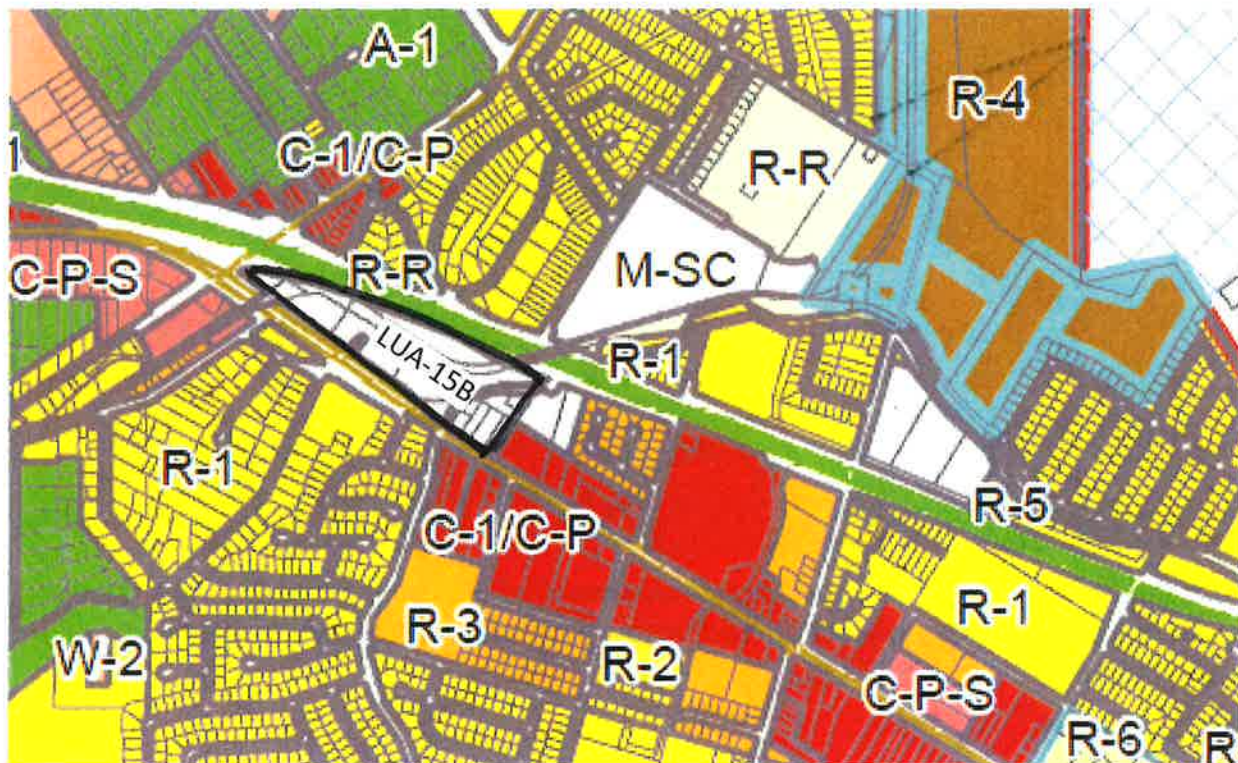
Like LUA 6 and LUA 7, the property is currently zoned N-A which allows an array of uses. Although there are several commercial zoning categories that promote the City's vision for recreational and commercial development, the zoning category that best fits the intent and purpose of the Commercial Tourism Land Use Designation is the C-T zone.

If the Planning Commission decides to recommend rezoning this property to C-T, it should also recommend that the list of permitted uses be revised to include motorcycle/motorcross raceways as the current list of uses permitted in the C-T zone does not include this specific use. It would be advantageous to change the zone so that the use becomes conforming to the zoning code.

#### LUA 15-B Industrial to Commercial on 25 Acres

LUA-15B consists of 25 acres that are currently zoned for light industrial uses (Manufacturing-Service Commercial). See maps below and Attachment 3 for an aerial view.

Existing Zoning Map – LUA -15B



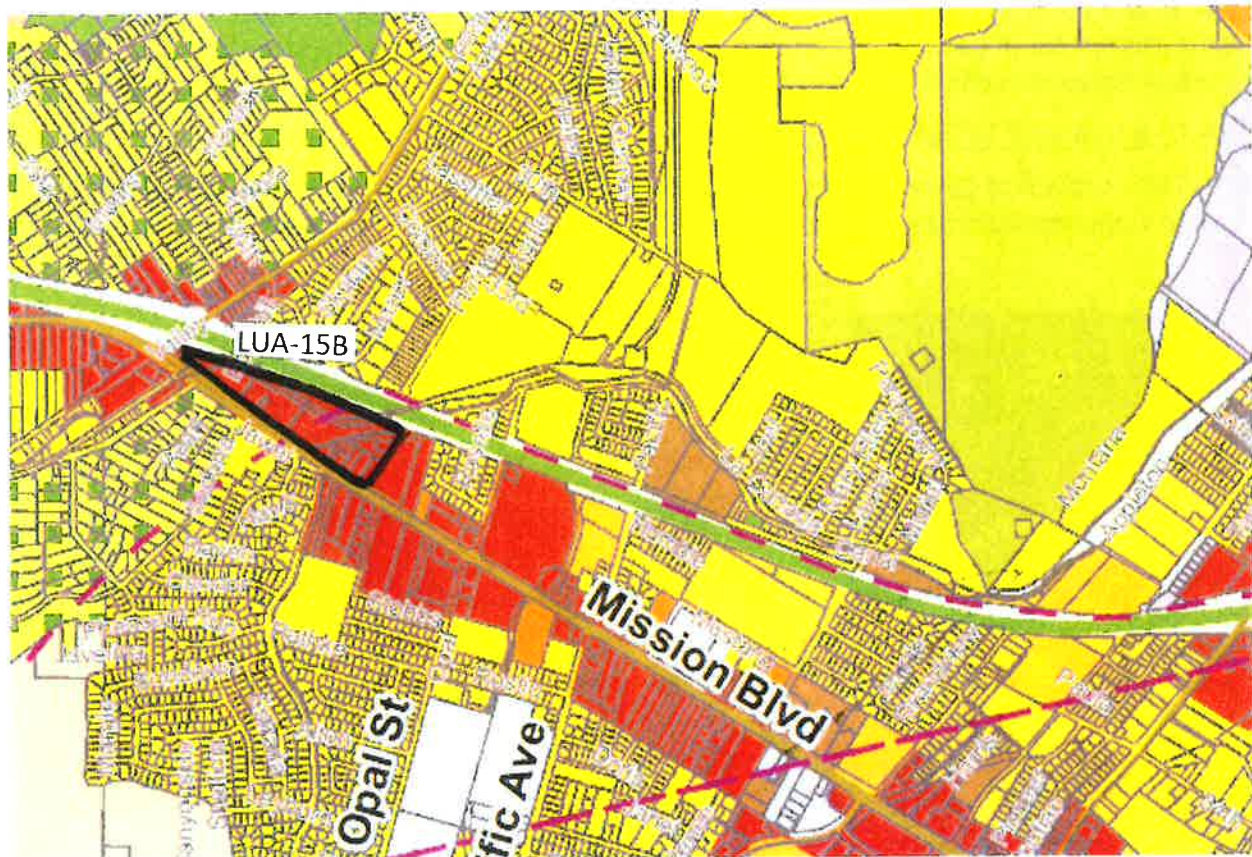
LUA-15B is located south of the Freeway, between Jurupa Road and Opal Street on the north side of Mission Boulevard. It consists of multiple parcels, all of which have a GP Land Use designation of Commercial Retail. The zoning is currently M-SC and therefore inconsistent with the General Plan designation of Retail Commercial.

The area is developed with various service-commercial uses such as construction materials storage and sales, recycling yard and auto sales. In an effort to provide adequate buffering to residential uses to the south and east in the future, the Planning



Commission should consider a zone that is less intense than M-SC, but still consistent with uses to the east and west. Properties to the west are zoned C-P-S (Scenic Highway Commercial) and properties to the east are C-1/C-P (General Commercial). Either of these two zoning designations would reduce future impacts between industrial and residential uses as well as protect neighborhoods by “buffering” them from the intensity of industrial uses.

#### **Existing General Plan Land Use Map: LUA- 15B**



Once the Planning Commission has reviewed and discussed the proposed zone changes, public outreach will be conducted, additional research/analysis will be prepared, and a public hearing will be scheduled. Staff will notify the owners of each parcel that is to be rezoned and explain the City's intent. A public hearing will be conducted after all property owners within a 1,000-foot radius have been notified.

It is important to remember that the municipal code includes a provision pertaining to non-conforming uses. It specifies that an existing use will not be considered “non-conforming” if the use was existing at the time of the 2017 GP adoption. The use will remain conforming until the owner of the property changes the use of the land.

#### **CONCLUSION**

Staff requests that the Planning Commission review the Phase 1, Group 1, Zone Changes and provide direction to staff accordingly.

Prepared by:

  
\_\_\_\_\_  
Tamara Campbell  
Principal Planner

Submitted by:

  
\_\_\_\_\_  
Thomas G. Merrell, AICP  
Planning Director

Reviewed by:

//s// Serita Young

\_\_\_\_\_  
Serita Young  
Assistant City Attorney

Attachments:

1. Planning Commission Staff Report – January 23, 2019
2. Aerial Photo of LUA's 6, 7 and 8
3. Aerial Photo of LUA-15B



# City of Jurupa Valley

BACK TO AGENDA

## STAFF REPORT

**DATE:** JANUARY 23, 2019  
**TO:** CHAIR MOORE AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** THOMAS G. MERRELL, AICP, PLANNING DIRECTOR  
**BY:** MARY P. WRIGHT, AICP, GENERAL PLAN PROGRAM MANAGER  
**SUBJECT:** AGENDA ITEM NO. 7.4  
STUDY SESSION TO REVIEW THE GENERAL PLAN PHASE 1  
ZONING IMPLEMENTATION PROGRAM TO REZONE PROPERTIES  
REDESIGNATED BY THE 2017 GENERAL PLAN.

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### RECOMMENDATION

Receive an introduction from staff and provide feedback on the General Plan Phase 1 Zoning Implementation Program. This is a study session. *No actions will be taken.*

### BACKGROUND

#### History

The General Plan is the City's long-term plan for future growth and contains goals, policies and programs outlining how development should occur in the City. When it incorporated in 2011, the City adopted those portions of the Riverside County General Plan and Zoning Ordinance applicable to the City, as is the normal procedure when new cities incorporate. However, the Government Code requires newly incorporated cities to prepare and adopt a new general plan for the jurisdiction within a few years following incorporation. On August 7, 2014, the City Council adopted a General Plan Work Program and initiated work on the General Plan. Due to limited fiscal resources, the General Plan was to be an 'interim' General Plan to focus on the most critical issues and policies until a more comprehensive General Plan process can be undertaken sometime in the future.

Over the next three years following initiation of the Plan, the City was actively engaged in a General Plan process including ample public involvement, the preparation of technical studies and an Environmental Impact Report (EIR) and preparation of a General Plan focused on the unique characteristics of Jurupa Valley including preserving the area's semi-rural, equestrian lifestyle. Work involved over 45 General Plan public meetings, including community workshops, General Plan Advisory Committee (GPAC) meetings, and Planning Commission and City Council workshops and hearings.

On September 7, 2017, the City Council adopted the 2017 General Plan and Programmatic Environmental Impact Report as well as limited changes to the Zoning Map and Ordinance. The General Plan contains the seven elements required by State law as well as three optional elements: Environmental Justice, Healthy Communities and Economic Sustainability. The Plan also includes three mixed-use residential and commercial 'Town Center Areas' in the Pedley, Glen Avon and Rubidoux neighborhoods (Attachment 3).

### **Consistency Zoning**

The 2017 General Plan includes 21 amendments to the General Plan Land Use Map that address land use issues, including providing additional commercial and residential uses and buffering residential development from industrial uses (Attachments 1 & 2). By law, the zoning must be consistent with the General Plan. Many of the 21 Land Use Map changes have resulted in making the existing zoning on the affected properties inconsistent. In this process the Commission will be conducting public hearings and evaluate staff's proposed new zoning for each area and make its recommendation to the Council.

At the September 7, 2017 hearing, the Council acknowledged that a zoning implementation program would be needed following plan adoption to evaluate the appropriate zoning of the LUAs and Town Center areas. On November 15, 2018, the City Council initiated the Phase 1 Zoning Implementation Program to allow staff to work with the Planning Commission to evaluate the appropriate zoning of these areas and bring forward Zoning Map amendments to the City Council.

## **DISCUSSION**

### ***Phase 1 Zoning Implementation***

#### **1. Land Use Amendment Areas (LUAs)**

Of the 21 separate LUAs in conjunction with adoption of the General Plan, most of the LUAs were made to change the land use designation from industrial use to a residential or commercial use and avoid potential land use conflicts (Attachment 2). One of these LUAs (LUA No. 15C) was rezoned in conjunction with the 2017 General Plan, while six others are being addressed by property owners or other means. The remaining 14 LUAs present potential conflicts with the Zoning Map. A review of the zone classification alternatives is needed to determine the appropriate zoning designations for the sites and ensure consistency with the General Plan, as required by State law.

#### **2. Town Center Areas**

As outlined above, the 2017 General Plan designated three Town Center Areas including Pedley, Glen Avon and Rubidoux (Attachment 3). The Town Center Overlay encourages the development of mixed-use residential and commercial centers that are highly walkable and serve as the central meeting place in the community. The General Plan calls for the future development of Town Center Area Plans with design standards to detail the desired land uses and development

standards for each area. Until that effort can be undertaken, an evaluation of zoning in the Pedley and Glen Avon Town Center areas need to be undertaken to ensure that incompatible uses are not established prior to the development of Town Center Area Plans. It should be noted that rezoning of the Rubidoux Town Center is not needed at this time as the area is already zoned Rubidoux-Village Commercial (R-VC), and is subject to the Rubidoux Village Design Workbook which will provide adequate protection until more detailed planning can be accomplished.

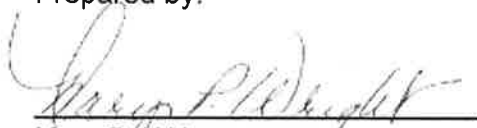
**Process/Schedule**

Staff has developed a schedule to evaluate the changes outlined above over approximately the next year. Geographically or functionally related amendment areas will be grouped together in four phases as shown on Attachment 1. For each phase, staff will conduct a process involving research/analysis, outreach to property owners, a Planning Commission Workshop to discuss findings and recommendations, documentation/noticing and then hearings before the Planning Commission and City Council (Attachment 4). Each group or phase will take approximately five months from start to finish with an overlap between phases to allow efficiencies to occur.

**CONCLUSION**

Staff requests that the Planning Commission review the Phase 1 Zoning Implementation Program, including the scope, process, and schedule, and provide feedback to staff.

Prepared by:

  
Mary P. Wright, AICP  
General Plan Program Manager

Submitted by:

  
Thomas G. Merrell, AICP  
Planning Director

Reviewed by:

//s// Serita Young

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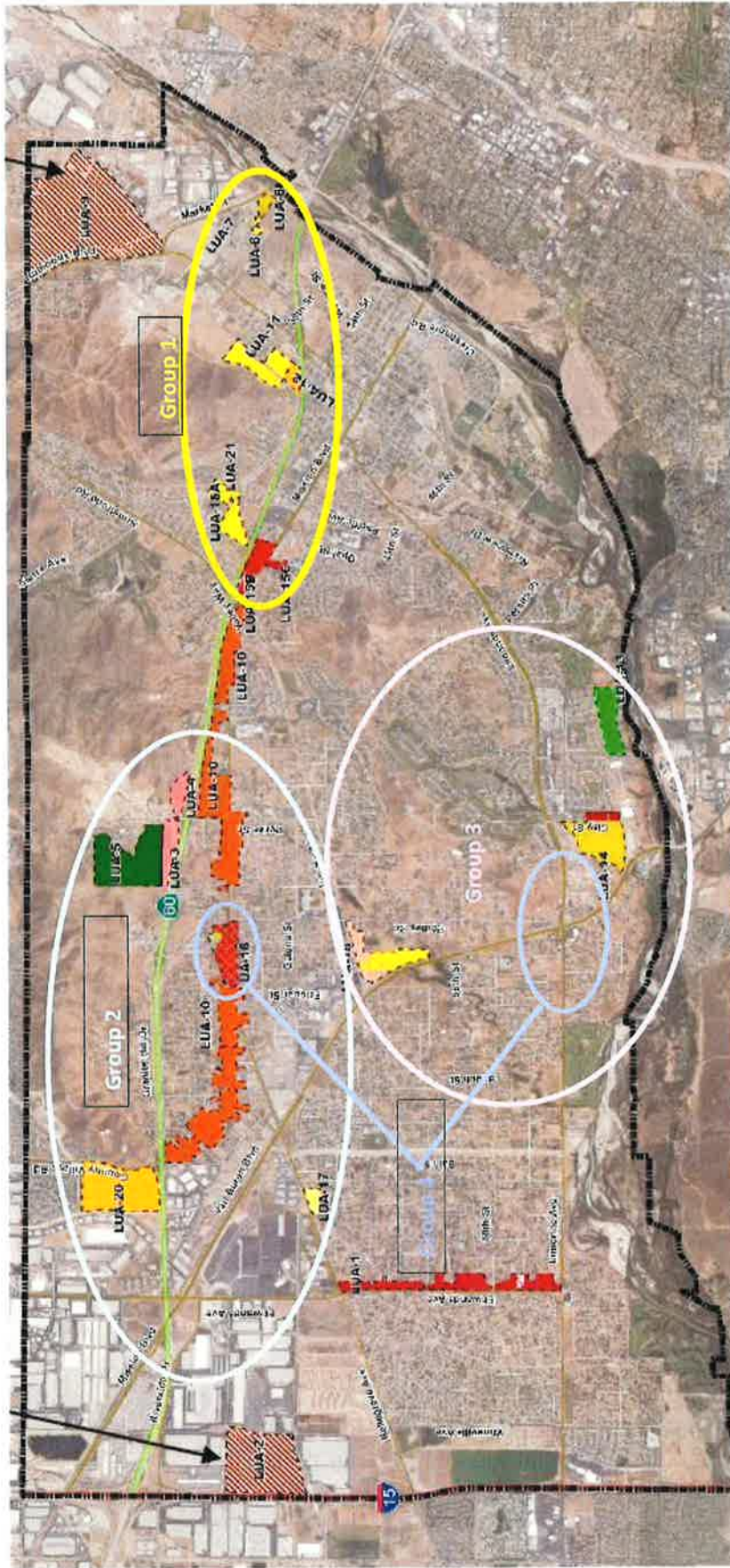
Serita Young  
Assistant City Attorney

Attachments:

1. Map of LUAs adopted with the 2017 General Plan
2. Summary of LUAs adopted with the 2017 General Plan
3. Town Center Areas adopted with the 2017 General Plan
4. Phase 1 Implementation Phasing Schedule



Attachment 1  
2017 Jurupa Valley General Plan - Phase 1 Zoning Implementation  
Map of LUAs Adopted with the 2017 General Plan



## Attachment 2

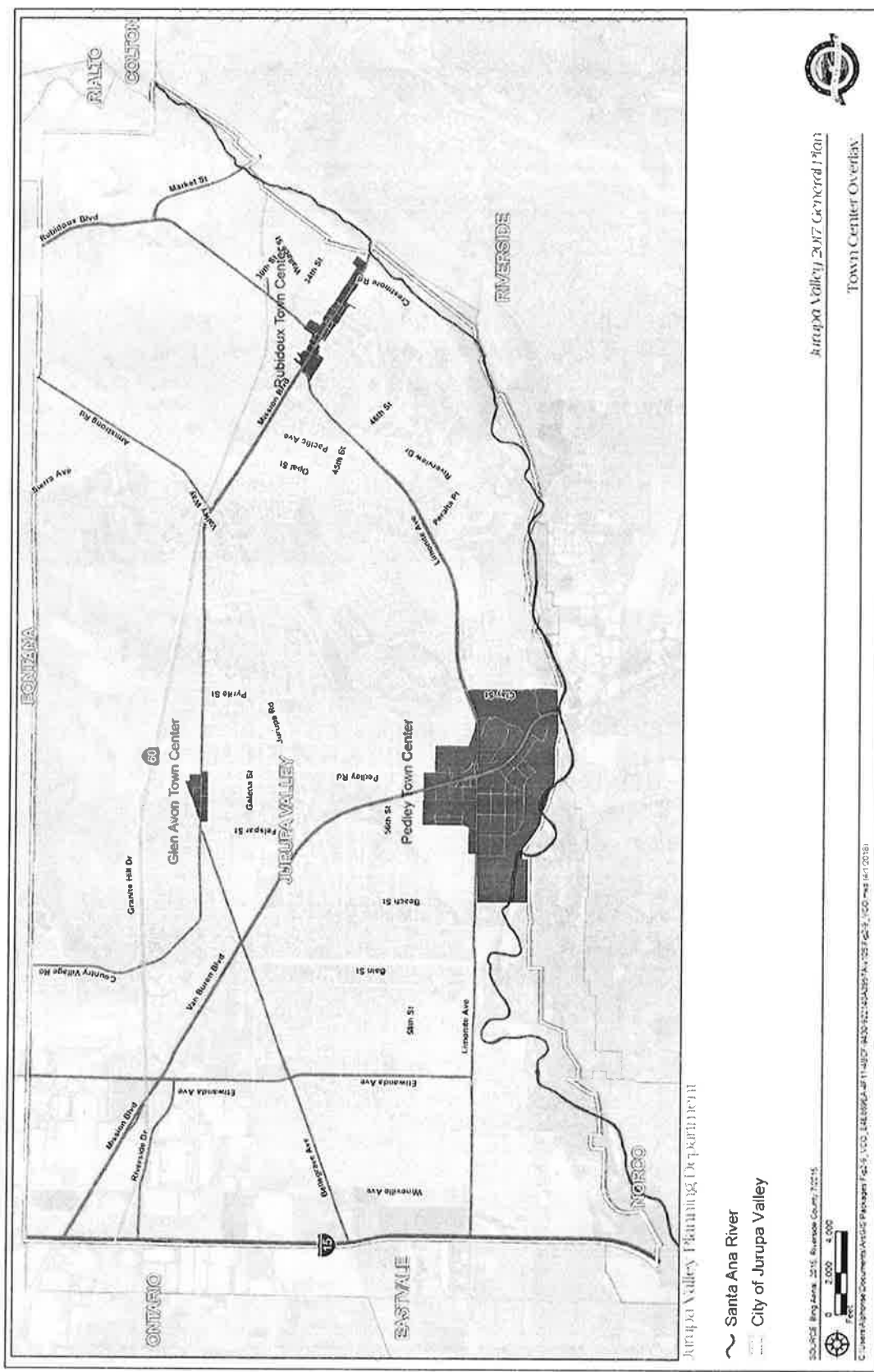
### 2017 Jurupa Valley General Plan - Phase 1 Zoning Implementation

#### Summary of LUAs Adopted with the 2017 General Plan/Phasing Schedule

LUA No.	Completed w/ 2017 GP		Phase 1 GP Implementation		Rezone Group Number
	From GP L/U	To GP L/U	From Zone	To Zone	
1	Com Retail (CR)	Com Retail w/ Com Dev Overlay (CR-CDO)	N/A	No Action – future outreach effort to address	N/A
3	Lt Indust (LI)	Com Tourist (CT)	M-SC & C-P-S	C-T	2
4	Lt Indust (LI)	Com Tourist (CT)	W-2 & C-P-S	C-T	2
5	Lt Indust (LI)	Open Space-Cons (OS-C) & Com Tourist (CT)	W-2	C-T below 910 ft contour/leave remainder alone	2
6	Heavy Indust (HI)	Med Dens Res (MDR)	N-A	TBD	1
7	Heavy Indust (HI)	Med Dens Res (MDR)	N-A	TBD	1
8	Heavy Indust (HI)	Com Tourist (CT)	N-A	TBD	1
9	Heavy Indust (HI)	Bus Park-Spec Plan Overlay (BP-SPO)	N/A	No Action – applicant preparing Specific Plan	N/A
10	Com Retail (CR)	Com Retail w/ Com Dev Overlay (CR-CDO)	N/A	No Action – future outreach effort to address	N/A
11	Lt Indust (LI)	High Dens Res (HDR)	N/A	No Action – applicant rezoned to PUD	N/A
12	Lt Indust (LI)	High Dens Res (HDR)	N/A	No Action – applicant rezoned to PUD	N/A
13	Lt Indust (LI)	Open Space-Cons (OS-C)	M-H	TBD	3
14	Lt Indust (LI) & Bus Park (BP)	Med High Dens Res (MHDR) & Com Neighb (CN)	M-SC, C-OS, I-P	TBD	3
15A	Lt Indust (LI)	Med Dens Res (MDR)	M-SC	TBD	1
15B	Lt Indust (LI)	Com Retail (CR)	M-SC	TBD	1
15C	Lt Indust (LI)	Com Retail (CR)	N/A	No Action – rezoned with 2017 General Plan	N/A
16	Com Retail (CR), Highest Dens Res (HHDR) & High Dens Res (HDR)	Com Retail, Town Center Overlay (CR-TCO)	C-1/C-P, C-P-S + others	TBD	4
17	Lt Indust (LI)	Low Dens Res (LDR)	A-1	R-A	2
18	Bus Park (BP)	Med Dens Res (MDR) and Ag/Open Space	M-SC	TBD	3
20	Med High Res (MHDR) and Com Ret (CR)	Highest Dens Res (HHDR) & Com Ret (CR)	R-3 & C-1/C-P	TBD	2
21	Lt Indust (LI), Com Dev Overlay (CDO)	Med Dens Res (MDR)	N/A	No Action – applicant currently processing rezone	N/A



### Figure 3



**Attachment 4****2017 Jurupa Valley General Plan - Phase 1 Zoning Implementation  
Phase 1 Implementation Phasing Schedule**

Action	Dates
<b>City Council Initiation of Rezone Process</b>	11/15/18
<b>Group 1</b>	
Research/Analysis	February 2019
Outreach to Property Owners/ Planning Commission Workshop	March 2019
Documentation/Noticing	April 2019
Planning Commission Hearing	May 2019
City Council 1 <sup>st</sup> /2 <sup>nd</sup> Hearing	June 2019
<b>Group 2</b>	
Research/Analysis	May 2019
Outreach to Property Owners Planning Commission Workshop	June 2019
Documentation/Noticing	July 2019
Planning Commission Hearing	August 2019
City Council 1 <sup>st</sup> /2 <sup>nd</sup> Hearing	September 2019
<b>Group 3</b>	
Research/Analysis	August 2019
Outreach to Property Owners Planning Commission Workshop	September 2019
Documentation/Noticing	October 2019
Planning Commission Hearing	November 2019
City Council 1 <sup>st</sup> /2 <sup>nd</sup> Hearing	December 2019
<b>Group 4</b>	
Research/Analysis	November 2019
Outreach to Property Owners/ Planning Commission Workshop	December 2019
Documentation/Noticing	January 2020
Planning Commission Hearing	February 2020
City Council 1 <sup>st</sup> /2 <sup>nd</sup> Hearing	March 2020

## Attachment 2

Aerial Photo – LUAs 6,7,8



Google Maps



# Attachment 3

Aerial Photo: LUA-15B



Google Maps

