

City of Jurupa Valley

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

**MEETING AGENDA
OF THE PLANNING COMMISSION
Wednesday July 22, 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

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 July 8, 2020 Regular Meeting

6. Public Hearings - NONE

7. Commission Business

7.1 STUDY SESSION: MA20082 (PAR19010)

PROJECT: PROPOSED 200-UNIT APARTMENT COMPLEX (KINGSLEY TERRACES)

LOCATION: 10001 LIMONITE AVENUE (APN: 162-200-011)

APPLICANT: MIKE KOOPMAN

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project and (2) identify items of concerns or requests for additional information that the staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

7.2 STUDY SESSION: BUFFERING RESIDENTIAL NEIGHBORHOODS FROM INDUSTRIAL LAND USES

RECOMMENDATION

Conduct a study session to discuss the prevention of land use conflicts between residential neighborhoods and industrial uses. Since this is a study session, no action will be taken.

8. Public Appearance/Comments

9. Planning Commissioner's Reports and Comments

10. Planning Department Report

11. Adjournment to the August 12, 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.



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. 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. 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 July 8, 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 July 8, 2020 at the City Council Chambers, 8930 Limonite Ave., Jurupa Valley.

Members present:

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

Members absent: All Present

2. Pledge of Allegiance – Commissioner Lopez led the Pledge of Allegiance

3. Public Appearance/Comments - None

4. Approval of Agenda

Chair Pruitt moved, and Commissioner Newman seconded a motion to approve the July 8, 2020 agenda. The motion was approved 5-0

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

5. Approval of Minutes

Commissioner Moore moved, and Pruitt seconded, a motion to approve the June 10th Planning Commission Minutes. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

Chair Pruitt moved and Commissioner Lopez seconded, a motion to approve the June 24th Planning Commission Minutes. The motion was approved 5-0.

Ayes: Lopez, Newman, Moore, Pruitt, Silva

Noes: None

Abstained: None

Absent: None

6. PUBLIC HEARING - NONE

7. Commission Business

7.1 STUDY SESSION: MASTER APPLICATION (MA) NO. 14143 PROPOSED 74 SINGLE-FAMILY RESIDENTIAL LOT SUBDIVISION OF 25.6. ACRES, LOCATED AT EAST OF PEDLEY ROAD, SOUTH OF 58TH STREET & NORTH OF LIMONITE AVE. – NOVA HOMES

Mr. Michael Fellows, Senior Planner, presented the staff report. He summarized the project history and the proposed project and provided the history of the project. The Planning Commission has provided feedback previously on multiple work sessions that were first held in 2012. Mr. Fellows noted that, over the years, the project has been reduced from 282 single-family lots to 74 single-family lots.

The applicant has been working with staff to redesign the project to provide a traditional neighborhood design. The applicant has also modified the Change of Zone application from R-4 to the R-1. The applicant proposes to construct 50 percent of the units to be two stories. The current proposal is 74 single-family lot subdivision on 25.6 acres of vacant land.

COMMISSION DISCUSSION

- Location of water quality basin
- Traditional Neighborhood Design
- Clarification of zoning that would allow for large farm animals
- Connectivity to trails
- Meets Affordable Housing Criteria
- Reduce the 50% of 2-story homes to between 20% to 30%
- Traffic impact on Pedley Rd.
- Circulation, access points, and neighborhood connectivity
- Overall in support of the proposed project

Mr. Ivano Stamegna, Owner and Applicant, discussed the revised plans and stated he will consider the Planning Commission's request to reduce the total number of proposed two-story homes.

8. Public Appearance / Comments – NONE

9. Planning Commissioner's Reports and Comments

Commissioner Lopez announced the City of Jurupa Valley's 9th Birthday. Chair Pruitt announced the public library is now open for books on hold as well as job announcements. Commissioner Silva announced free COVID testing at the Jurupa Community Services District beginning Thursday.

10. Planning Department Report

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

Respectfully submitted,

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

City of Jurupa Valley

[RETURN TO AGENDA](#)

STAFF REPORT

DATE: JULY 22, 2020
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
BY: CHRIS MALLEC, ASSOCIATE PLANNER
SUBJECT: AGENDA ITEM NO. 7.1
STUDY SESSION: MA20082 (PAR19010)
PROJECT: PROPOSED 200-UNIT APARTMENT COMPLEX (KINGSLEY TERRACES)
LOCATION: 10001 LIMONITE AVENUE (APN: 162-200-011)
APPLICANT: MIKE KOOPMAN

RECOMMENDATION

That the Planning Commission (1) receive an introduction of the project and (2) identify items of concerns or requests for additional information that the staff will need to address prior to the public hearing(s). Since this is a study session, no action will be taken.

INTRODUCTION OF PROJECT

PRELIMINARY APPLICATION REVIEW (PAR). The Applicant (“Applicant” or “Mike Koopman”) submitted a request for a Preliminary Application Review (PAR) which is an optional application. The purpose of a PAR is to provide preliminary information such as technical issues and an opportunity to introduce the project to the Commission for feedback on the policy issues before the applicant invests a significant amount of resources into the formal entitlement process.

PROPOSAL. The applicant proposes to develop a two-hundred (200) unit apartment complex project on a 9.76-acre vacant parcel. The proposed density is 21 dwelling units per acre. The name of the proposed community is Kingsley Terraces. The project consists of 14 apartment buildings and each apartment building is two-stories.

The proposed project site is located at 10001 Limonite Avenue (APN: 162-200-011). See Exhibit 1 (“Location Map”) for the location of the project site. The project site is located north of Limonite and east of Bain. Residential and semi-agricultural land uses are located to the north, west, and east of the project site. Jurupa Community Services District (JCSD)’s sewer lift station and vehicle service yard are located on the south side of Limonite and agricultural uses, too.

The proposed project requires the following, approved entitlements:

- 1. General Plan Amendment:** Change the land use designation from Country Neighborhood (LDR) to Highest Density Residential (HHDR) land use designation to allow 21 dwelling units per acre. The typical range for HHDR is between 21-25 dwelling units per acre. The maximum allowed density is 25 dwelling units per acre.
- 2. Change of Zone:** Change the zoning classification from W-2 (Controlled Development Areas) Zone to the R-3 (General Residential) Zone. R-3 Zone is

consistent with the HHDR land use. The existing W-2 Zone does not permit for multi-family dwellings.

3. **Site Development Permit:** To establish multiple-family dwellings under the proposed R-3 zoning designation (Section 9.80.020).

EXHIBIT 1: LOCATION MAP



Table 1 presents general project information including the existing land use and zoning designations. Attachment 1 provides General Plan Land Use map and the Zoning map.

TABLE 1: GENERAL PROJECT INFORMATION	
Total Project Area	9.76 acres
Existing General Plan Land Use Designation	LDR (Country Neighborhood)
Specific Plan	Not within a Specific Plan Area
General Plan Policy Area(s)	Equestrian Lifestyle Protection Overlay
Existing Zoning	W-2 (Controlled Development Areas)
Existing Land Use	Vacant land

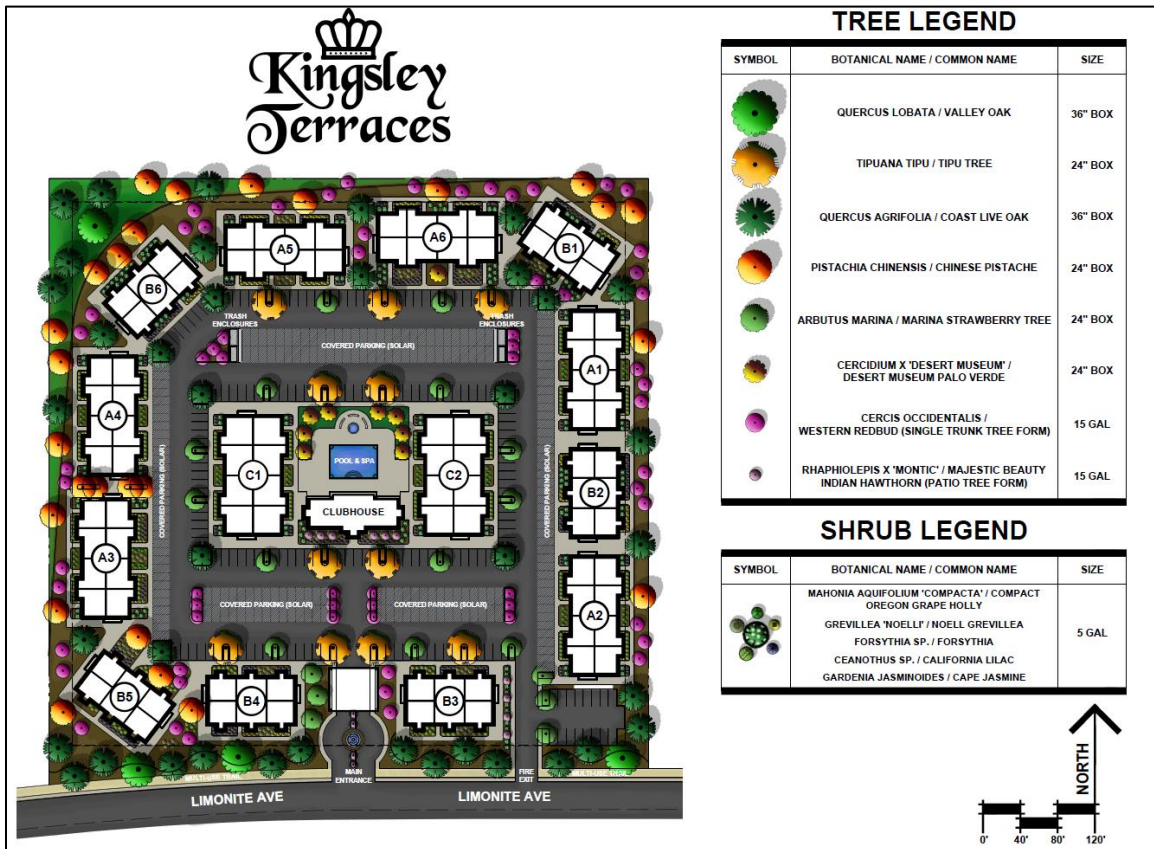
PROJECT DETAILS

OVERALL PROJECT. The applicant's conceptual plans propose 200-unit apartment complex which consists of fourteen (14) buildings. The proposed amenities are a community center, swimming pool, parking area with solar carports, and landscaping. The landscape plan (see

Figure 1) proposes a 10-foot wide multi-purpose trail, along with an approximately 25-foot wide landscaped area with Valley Oak and Coast Live Oak trees along Limonite Avenue. Trees and landscaping area proposed along the perimeter of the project site as well and throughout the parking area.

ACCESS. Because the project site only abuts Limonite Avenue, all access points are proposed on Limonite Avenue. The main entrance to the project site is located at the center of the project site. A separate emergency exit is located to the east of the main entrance. See Figure 1 “Conceptual Landscape Plan.”

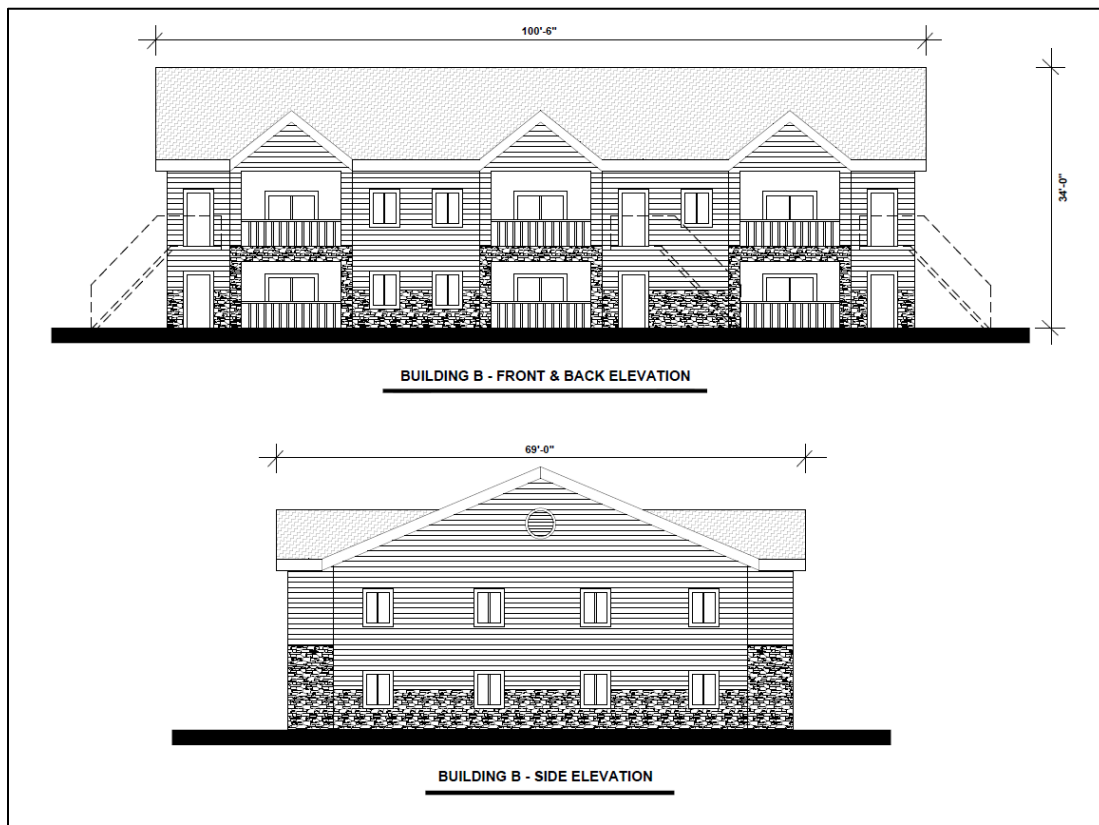
FIGURE 1 - CONCEPTUAL LANDSCAPE PLAN



ELEVATIONS AND FLOOR PLANS. The floor and elevation plans (Figures 2 and 3) show two-story buildings with a mixture of one, two, and three-bedroom floor plans. The following indicated the proposed layouts and average square footages for each building:

- Building “A” – 9,177 square feet; sixteen(16) one-bedroom units
- Building “B” - 6,941 square feet; twelve(12) two-bedroom units
- Building “C” - 10,507 square feet; sixteen(16) three-bedroom units

FIGURE 2 - CONCEPTUAL ELEVATION



CORE ISSUES. There are several core issues for this project: (1) density, (2) amenities, and (3) architecture.

- A. DENSITY.** The surrounding area has primarily a land use designation of Country Neighborhood (LDR), which is intended for single-family dwellings, limited agriculture, and intensive equestrian and animal keeping uses on lots not smaller than half-acre in size or two (2) dwelling units per acre. See Attachment 1 for the General Plan Land Use Map.

The applicant is proposing the project at 21 dwelling units per acre, which is consistent with the proposed HHDR (Highest Density Residential) land use designation. The HHDR designation provides for the development of multi-family dwellings, including apartments and condominiums, and the typical range is between 21-25 dwelling units per acre. The maximum allowed density is 25 dwelling units per acre.

The proposed density will be the primary policy issue with the proposed GPA and rezone. Issues that will be addressed as a part of the process include:

1. The proposed project is inconsistent with the existing General Plan land use designation (Country Neighborhood – 2 dwelling units per acre) that exists for surrounding properties.
2. The proposed project is inconsistent with the general character of the neighborhood. However, it must be noted that the Paradise Knolls project, which includes multi-family development will be developed to the east of this site.

3. There are several large vacant sites to the east along the north side of Limonite that are potential candidates for multi-family development that could contribute to the RHNA requirement under the Housing Element. Thus, this project may set a precedent for the future development in the Pedley Town Center on Limonite between Bain and Van Buren. Further, the commercial uses on Limonite Avenue may benefit from the construction of apartment projects in this area.

B. AMENITIES. The applicant has proposed the following amenities for the residents:

- Community center (clubhouse)
 - i. Swimming pool and spa
 - ii. Outdoor deck / gathering area
- Solar carport-covered parking areas
- Covered balconies for each apartment unit

Municipal Code Section 9.240.545 (attached) specifies that any new multi-family development project shall incorporate certain project design features. This includes, but is not limited to, architectural styles, on-site amenities and open space, accessory storage facilities, pedestrian access, impact mitigation, and lighting and refuse. Based on the conceptual submittal, there is not enough information to determine if the project is in compliance with all of the development standards with the exception of two standards. As the project moves forward, it must address compliance with the following two standards:

- Parking structures, such as garages or carports, shall not be located adjacent to the front of dwelling unit front entrances.
- The architectural style of the multiple family dwelling project shall be Spanish Colonial, Craftsman, Victoria, California Bungalow, American Farmhouse, or California Ranch.

C. ARCHITECTURE. The proposed architecture for the apartments is a good start. However, the recently adopted development standards for multiple family dwellings require the project to be designed with one of the following architectural styles: Spanish Colonial, Craftsman, Victoria, California Bungalow, American Farmhouse, or California Ranch. Additionally, staff recommends the architecture of the carports and trash enclosures to be architecturally compatible with the architecture of the apartments.

DISCUSSION TOPICS FOR PLANNING COMMISSION

Feedback from Individual Planning Commissioners:

1. Density
2. Amenities
3. Architecture
4. Other items the Planning Commission wish to discuss

NEXT STEPS

Generally, the next steps consistent of the following (some steps are concurrent):

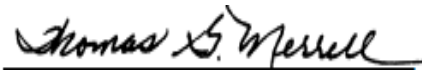
- Submit entitlement applications for processing
- Review of applications
- Public hearings by the Planning Commission and the City Council. The City Council takes the action on this project and there are no appeals.

Prepared by:



Chris Mallec
Associate Planner

Submitted by:



Thomas G. Merrell, AICP
Planning Director

Reviewed by:

//s// Serita Young

Serita Young
Deputy City Attorney

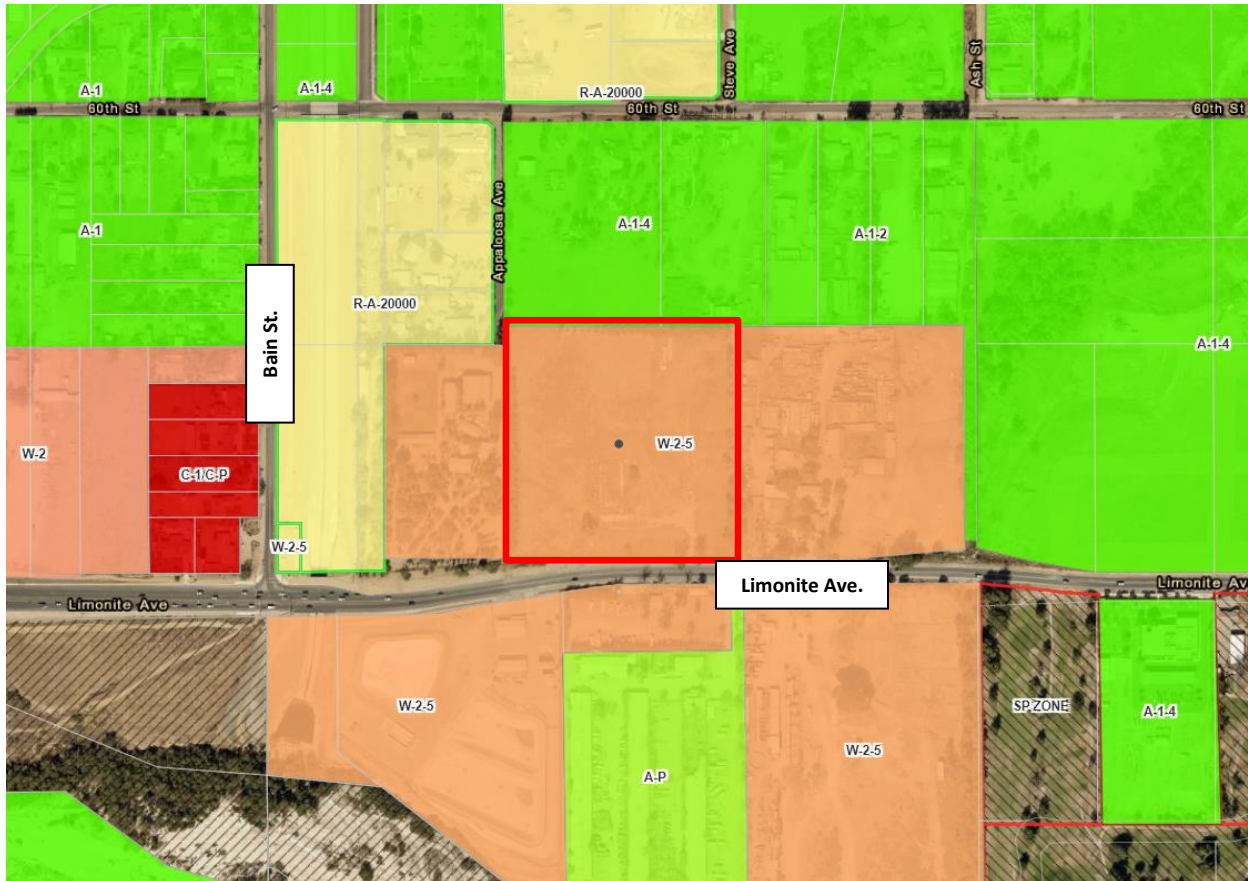
Attachments:

1. Existing Land Use and Zoning Maps
2. Conceptual Plans (Site, Landscape, Floor, and Elevation Plans)
3. Multiple Family Development Standards (Municipal Code Section 9.240.545)

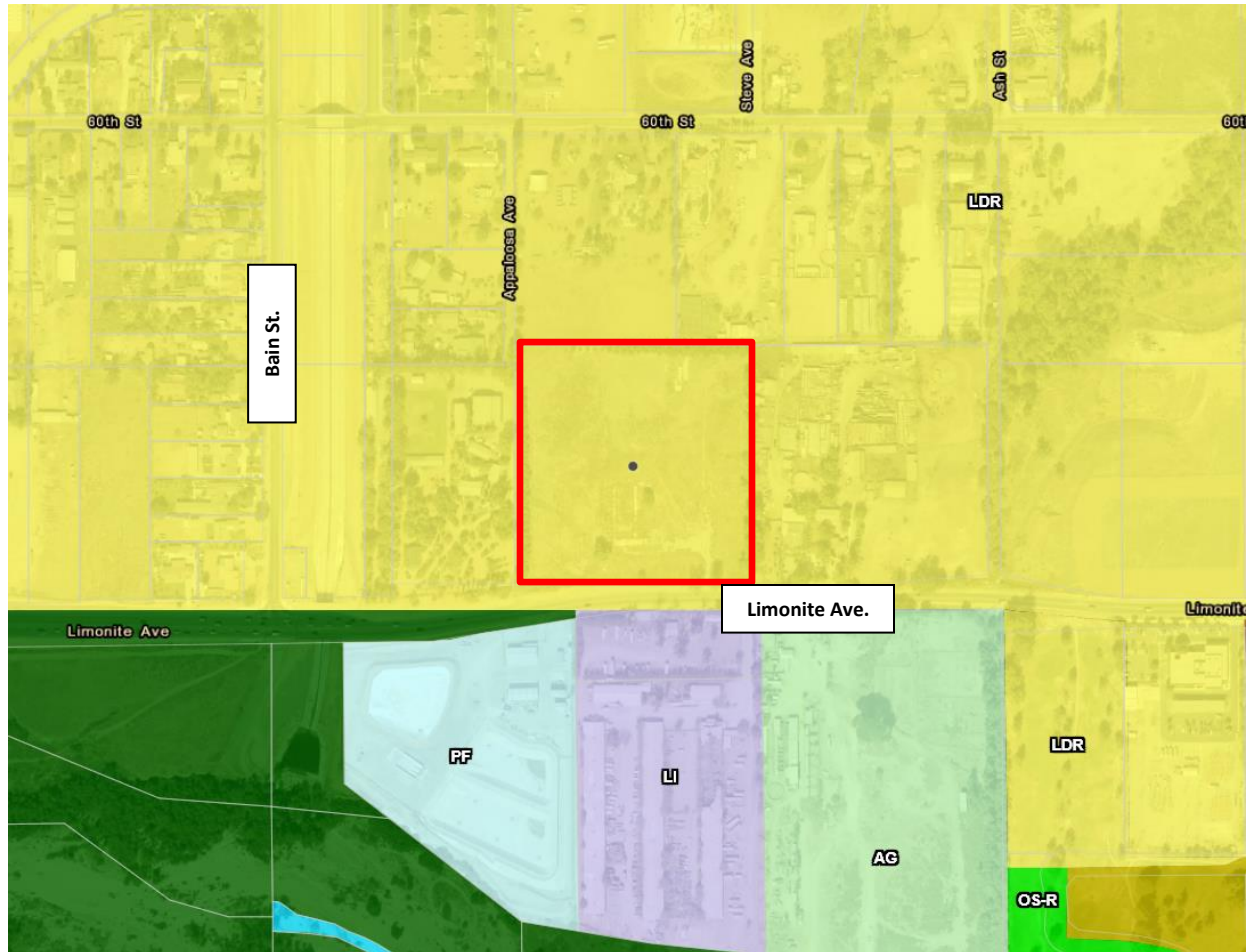
ATTACHMENT NO. 1

Existing Land Use and Zoning Maps

EXISTING ZONING –
W-2-5 (CONTROLLED DEVELOPMENT AREAS, MIN. 5 ACRES)



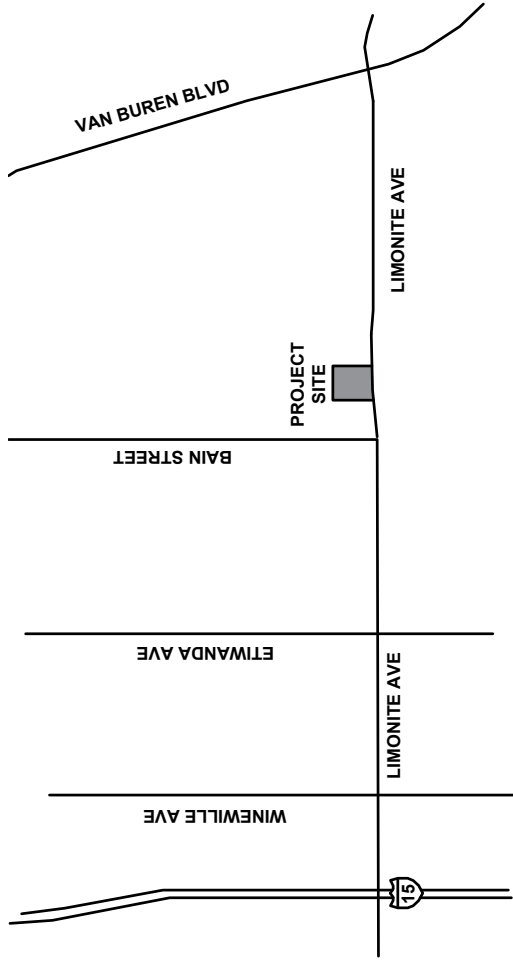
EXISTING GENERAL PLAN LAND USE –
LDR (COUNTRY NEIGHBORHOOD)



ATTACHMENT NO. 2

Conceptual Plans
(Site, Landscape, Floor, and Elevation Plans)

VICINITY MAP



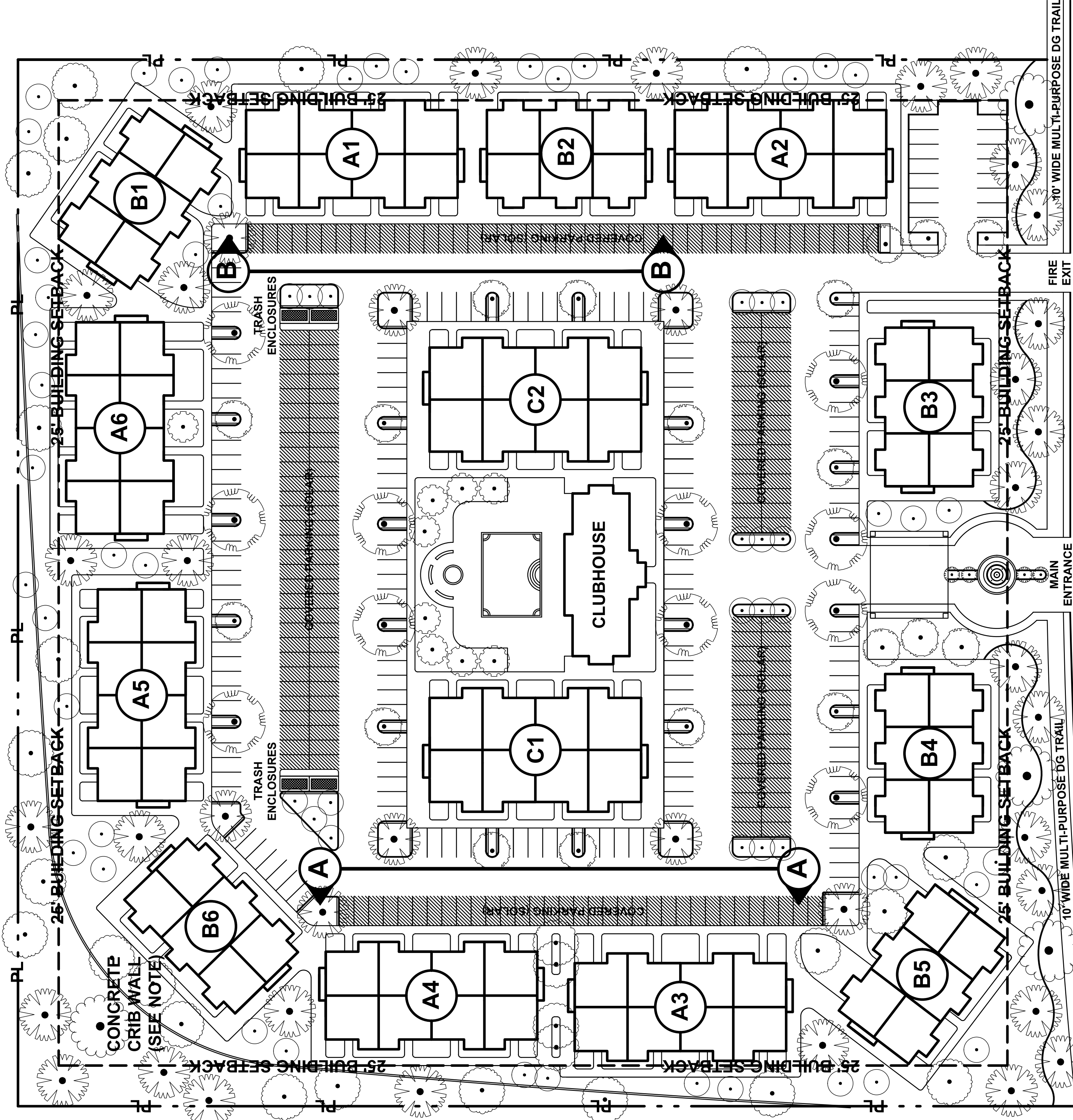
SITE DATA

PROJECT OWNER: MICHAEL KOOPMAN
PROJECT ADDRESS: 10001 LIMONITE AVE, JURUPA VALLEY, CA 92509
ARCHITECT: R.D. KAMMEYER & ASSOCIATES, INC.
ARCHITECT ADDRESS: 156 S RAMONA BLVD, SAN JACINTO, CA 92583
APN: 162-200-011
CONSTRUCTION TYPE: APARTMENTS
STORIES: 2
CURRENT ZONE: R1-5WS
PROPOSED ZONE: R3
LOT SIZE: 9.76 ACRES
PARKING: 373 STALLS

SHEET INDEX

SHEET 1: SITE PLAN
SHEET 2: PLANTING PLAN
SHEET 3: BUILDING A - 16 UNIT BUILDING ELEVATIONS (1 BEDROOM)
SHEET 4: BUILDING B - 12 UNIT BUILDING ELEVATIONS (2 BEDROOMS)
SHEET 5: BUILDING C - 16 UNIT BUILDING ELEVATION (3 BEDROOMS)
SHEET 6: BUILDING ELEVATIONS
SHEET 7: SECTION ELEVATIONS

643.36'



LIMONITE AVE

LIMONITE AVE

TOTAL UNITS: 200

96 SINGLE BEDROOM UNITS x 1.25 STALLS = 120 STALLS
72 TWO BEDROOM UNITS x 2.25 STALLS = 162 STALLS
32 THREE BEDROOM UNITS x 2.75 STALLS = 88 STALLS

TOTAL PARKING STALLS REQUIRED PER CITY OF JURUPA VALLEY, CA CODE OF ORDINANCES SEC 9.240.120. - OFF-STREET VEHICLE PARKING: 370 STALLS

TOTAL PARKING STALLS PROVIDED: 373 STALLS

HANDICAP PARKING SHALL BE 8 STANDARD ACCESSIBLE STALLS & 1 VAN ACCESSIBLE SPACE PER CALDAG (CALIFORNIA DISABLED ACCESSIBLE GUIDEBOOK), "REQUIRED ACCESSIBLE PARKING STALL".

NOTE: ALL UNIT SIZES EXCEED THE MINIMUM FLOOR LIVING AREAS PER THE CITY OF JURUPA VALLEY, CA CODE OF ORDINANCES SEC. 9.240.110. - SIZE OF DWELLINGS.

NOTE: CONCRETE CRIB WALL SHALL HAVE LANDSCAPE POCKETS WITH CASCADING FLOWERING VINES. THREE 12" SECTIONS WITH NATURAL STONE COLOR, "V" DITCH ENHANCEMENT.

NOTE: ALL IRRIGATION SHALL BE IN CONFORMANCE WITH THE CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE OF THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES.

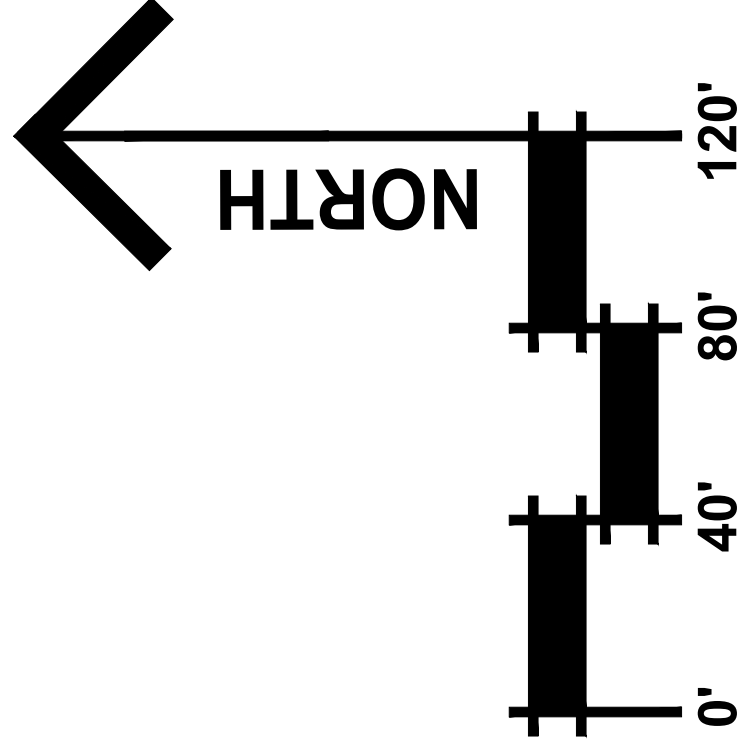
NOTE: ALL IRRIGATION SHALL BE IN CONFORMANCE WITH THE CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE OF THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES.

OPEN SPACE REQUIREMENTS:
LESS THAN 3 DWELLING UNITS: 168 UNITS x 100 SQ FT = 16,800 SQ FT
EQUAL TO 3 DWELLING UNITS: 32 UNITS x 125 SQ FT = 4,000 SQ FT

TOTAL OPEN SPACE REQUIRED: 20,800 SQ FT
TOTAL OPEN SPACE PROVIDED: 65,000 SQ FT

TOTAL COMMON AREA: 32,000 SQ FT

TOTAL PRIVATE AREA: 15,600 SQ FT



PER LIMONITE AVE STREET
IMPROVEMENT PROJECT, CITY OF
JURUPA VALLEY, CITY ID. NO. 17-B.2



KAMMEYER
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

156 S RAMONA BLVD,
SAN JACINTO, CA 92583

2836 KELLOGG AVE.,
CORONA, CA 92881

RONKAMMEYER@AOL.COM

WWW.KAMMEYER.COM

(951) 371-2444

SITE PLAN

PROJECT LOCATION
& DESCRIPTION:

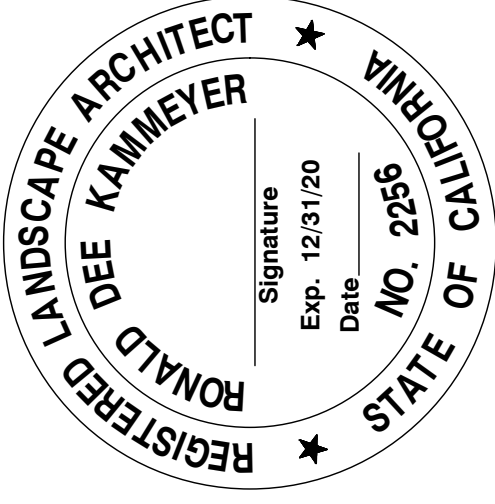


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:



REVISIONS:

DATE: 5/18/2020

NUMBER	DATE	BY

DRAWN BY: JLP

SCALE:

1" = 40'-0"
(FORMATTED FOR 24"X36" PAPER)

SHEET:

1 OF 7

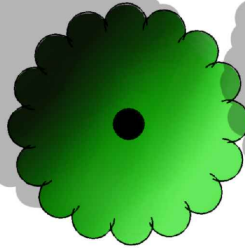
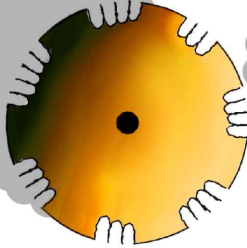
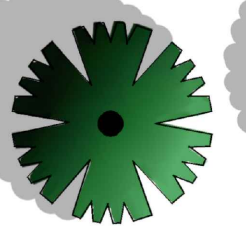
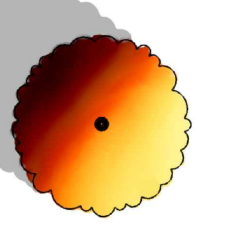
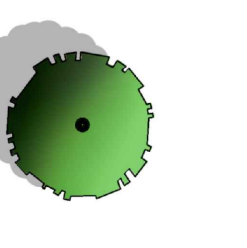
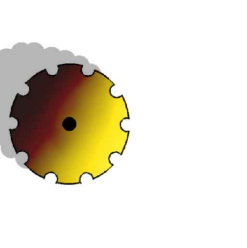
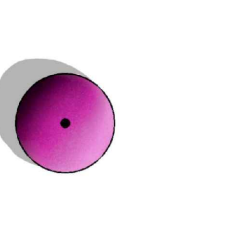
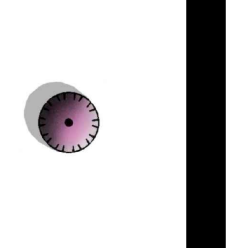




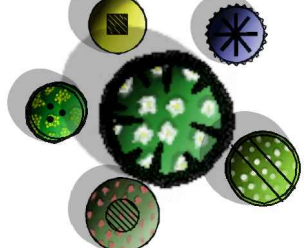
LIMONITE AVE

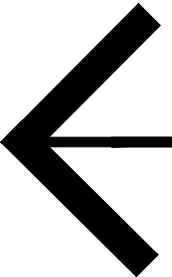
LIMONITE AVE

TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	QUERCUS LOBATA / VALLEY OAK	36" BOX
	TIPUANA TIPU / TIPU TREE	24" BOX
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX
	PISTACHIA CHINENSIS / CHINESE PISTACHE	24" BOX
	ARBUTUS MARINA / MARINA STRAWBERRY TREE	24" BOX
	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX
	CERCIS OCCIDENTALIS / WESTERN REDBUD (SINGLE TRUNK TREE FORM)	15 GAL
	RHAPHIOLEPIS X 'MONTIC' / MAJESTIC BEAUTY INDIAN HAWTHORN (PATIO TREE FORM)	15 GAL

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE HOLLY GREVILLEA 'NOELLI' / NOELL GREVILLEA FORSYTHIA SP. / FORSYTHIA CEANOTHUS SP. / CALIFORNIA LILAC GARDENIA JASMINOIDES / CAPE JASMINE	5 GAL



NORTH

0'

40'

80'

120'

KAMMEYER

— & ASSOCIATES —

LANDSCAPE ARCHITECTURE

 156 S RAMONA BLVD,
SAN JACINTO, CA 92583

 2836 KELLOGG AVE.,
CORONA, CA 92881

 RONKAMMEYER@AOL.COM

 WWW.KAMMEYER.COM

 (951) 371-2444

PLANTING PLAN

PROJECT LOCATION
& DESCRIPTION:


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:

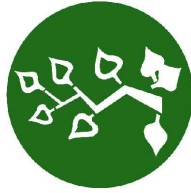
REVISIONS:

DATE: 5/18/2020		
NUMBER	DATE	BY

DRAWN BY: JLP

SCALE:
1" = 40'-0"
(FORMATTED FOR 24"X36" PAPER)

SHEET:
2 OF 7



KAMMEYER
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

156 S RAMONA BLVD,
SAN JACINTO, CA 92583
2836 KELLOGG AVE.,
CORONA, CA 92881
RONKAMMEYER@AOL.COM
WWW.KAMMEYER.COM
(951) 371-2444

BUILDING A -
16 UNIT BUILDING
ELEVATIONS
(1 BEDROOM)

PROJECT LOCATION
& DESCRIPTION:

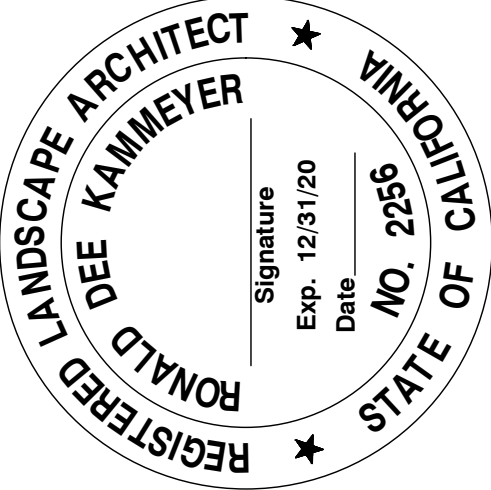


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:



REVISIONS:

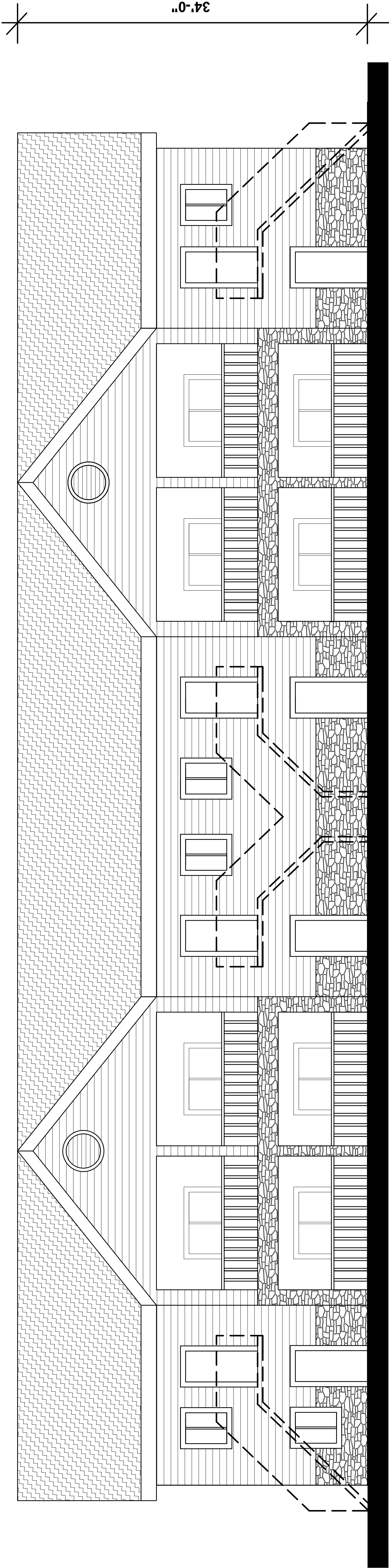
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NUMBER	DATE	BY

DRAWN BY: JLP

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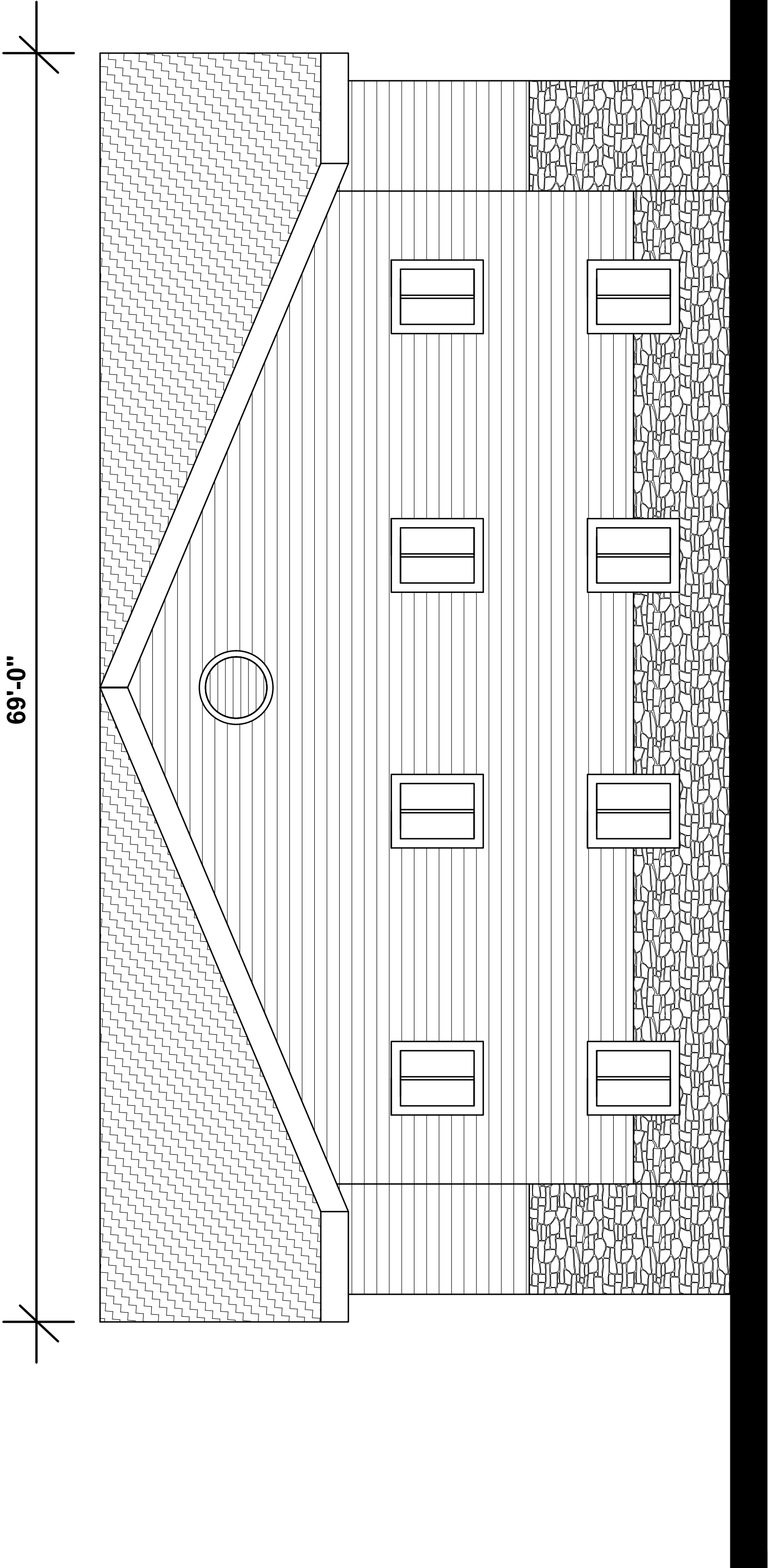
SHEET: 3 OF 7

133'-0"

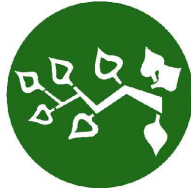


BUILDING A - FRONT & BACK ELEVATION

69'-0"



BUILDING A - SIDE ELEVATION



KAMMEYER
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

156 S RAMONA BLVD,
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CORONA, CA 92881
RONKAMMEYER@AOL.COM
WWW.KAMMEYER.COM
(951) 371-2444

BUILDING B -
12 UNIT BUILDING
ELEVATIONS
(2 BEDROOMS)

PROJECT LOCATION
& DESCRIPTION:

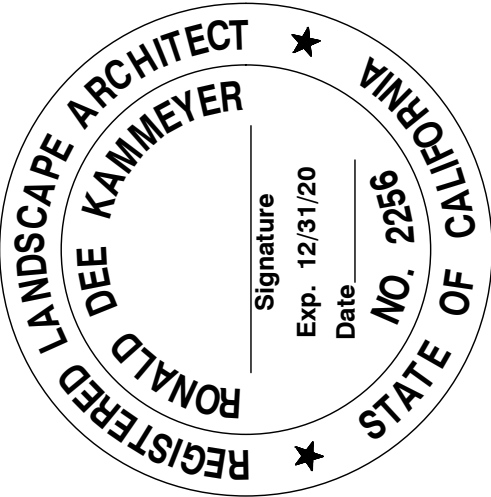


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:



REVISIONS:

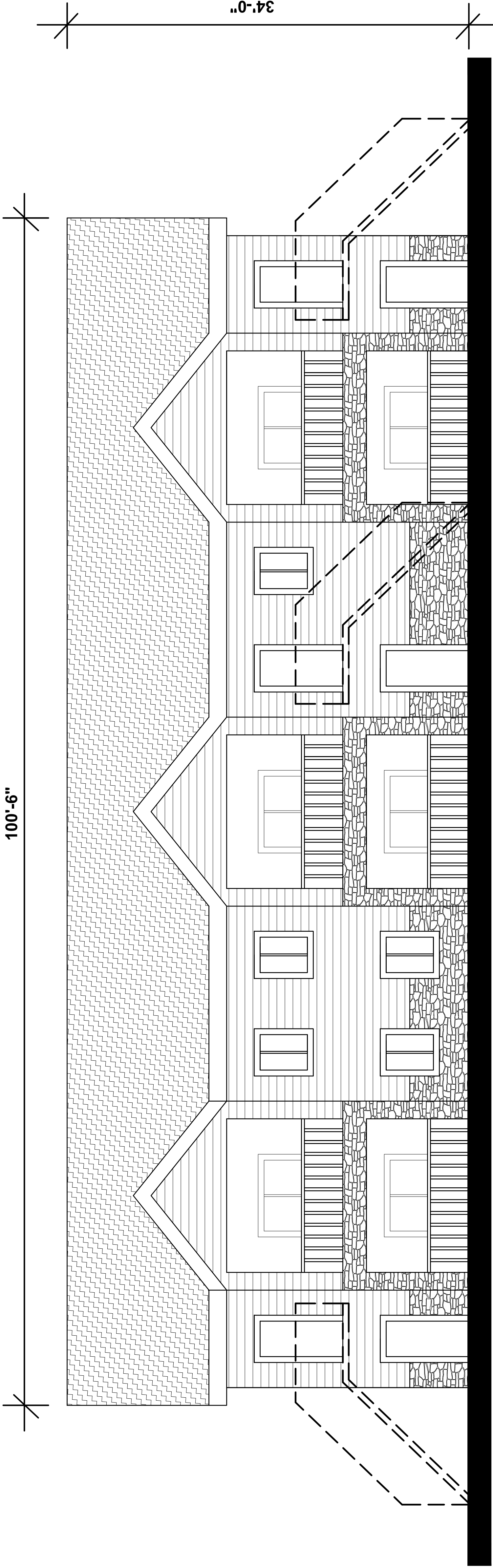
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NUMBER	DATE	BY

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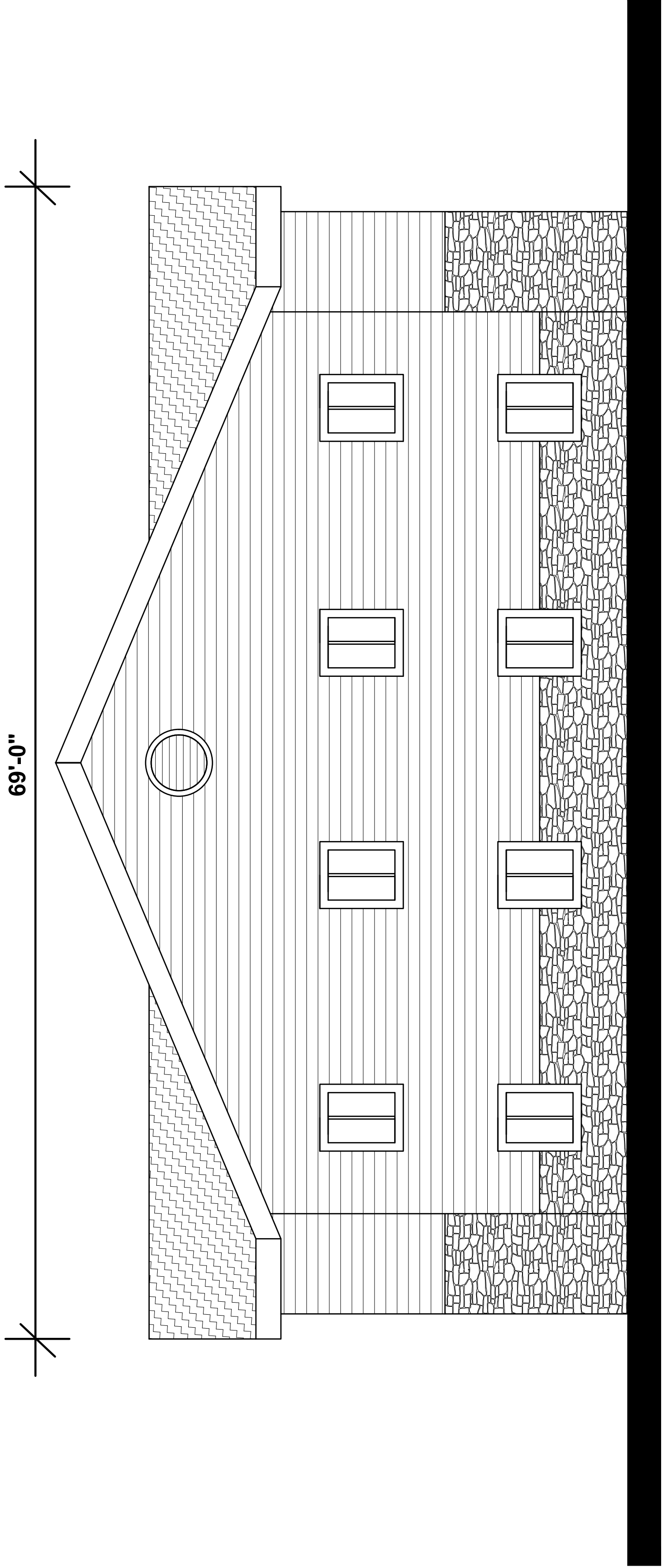
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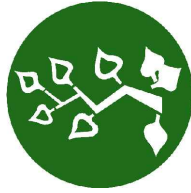
4 OF 7



BUILDING B - FRONT & BACK ELEVATION



BUILDING B - SIDE ELEVATION



KAMMEYER
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

156 S RAMONA BLVD,
SAN JACINTO, CA 92583
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CORONA, CA 92881
RONKAMMEYER@AOL.COM
WWW.KAMMEYER.COM
(951) 371-2444

BUILDING C -
16 UNIT BUILDING
ELEVATIONS
(3 BEDROOMS)

PROJECT LOCATION
& DESCRIPTION:

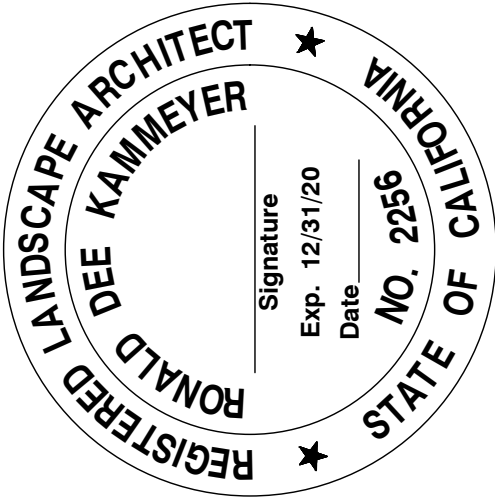


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:



REVISIONS:

DATE: 5/18/2020		
NUMBER	DATE	BY

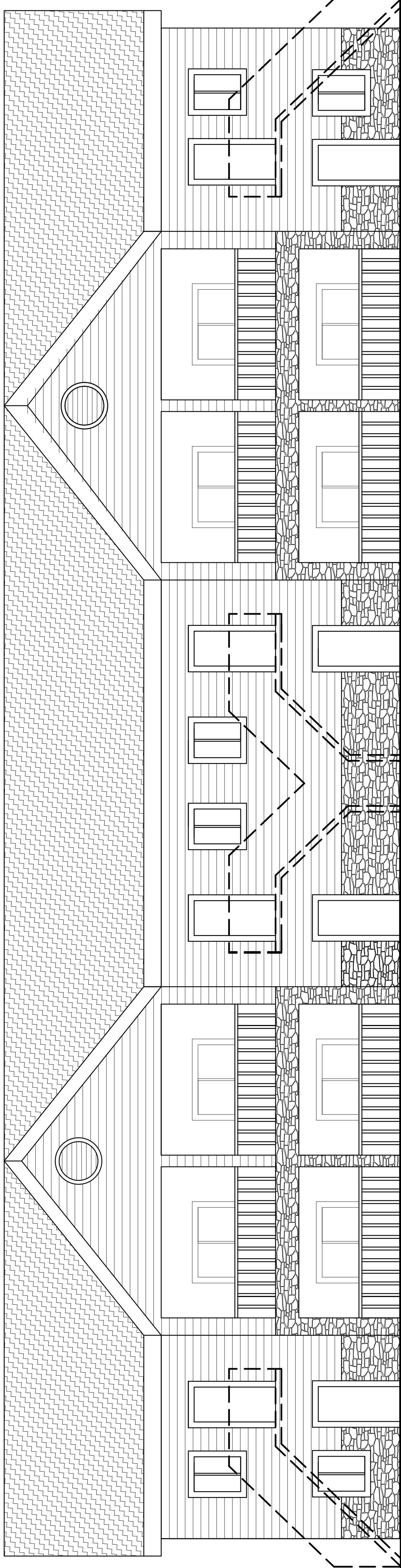
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SHEET:

5 OF 7

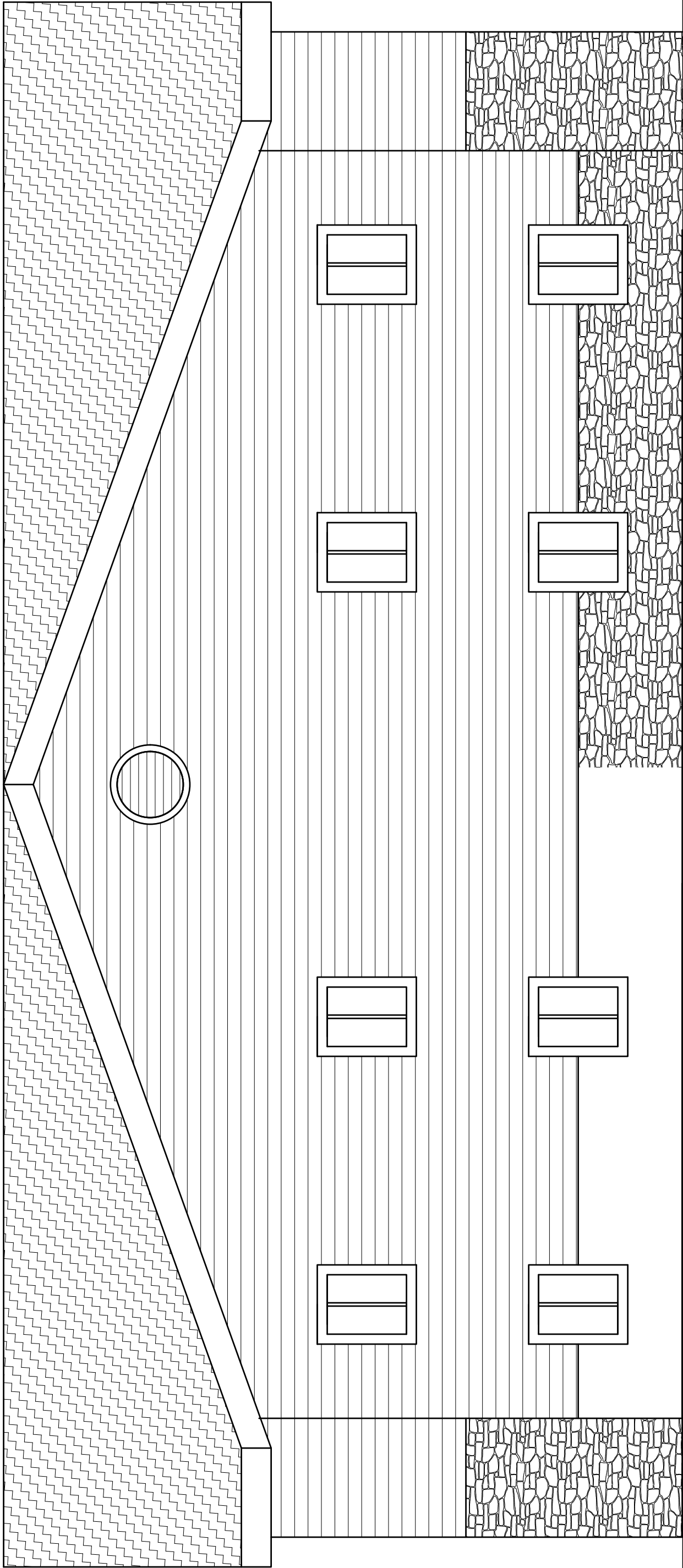
133'-0"



34'-0"

BUILDING C - FRONT & BACK ELEVATION

79'-0"



BUILDING C - SIDE ELEVATION



KAMMEYER
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

156 S RAMONA BLVD,
SAN JACINTO, CA 92583

2836 KELLOGG AVE.,
CORONA, CA 92881

RONKAMMEYER@AOL.COM
WWW.KAMMEYER.COM
(951) 371-2444

**BUILDING FLOOR
PLANS**

PROJECT LOCATION
& DESCRIPTION:

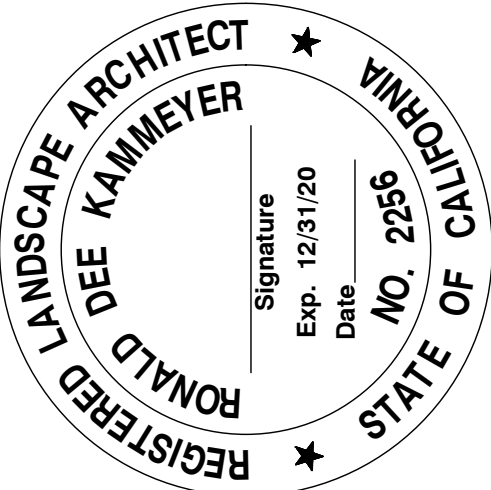


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:



REVISIONS:

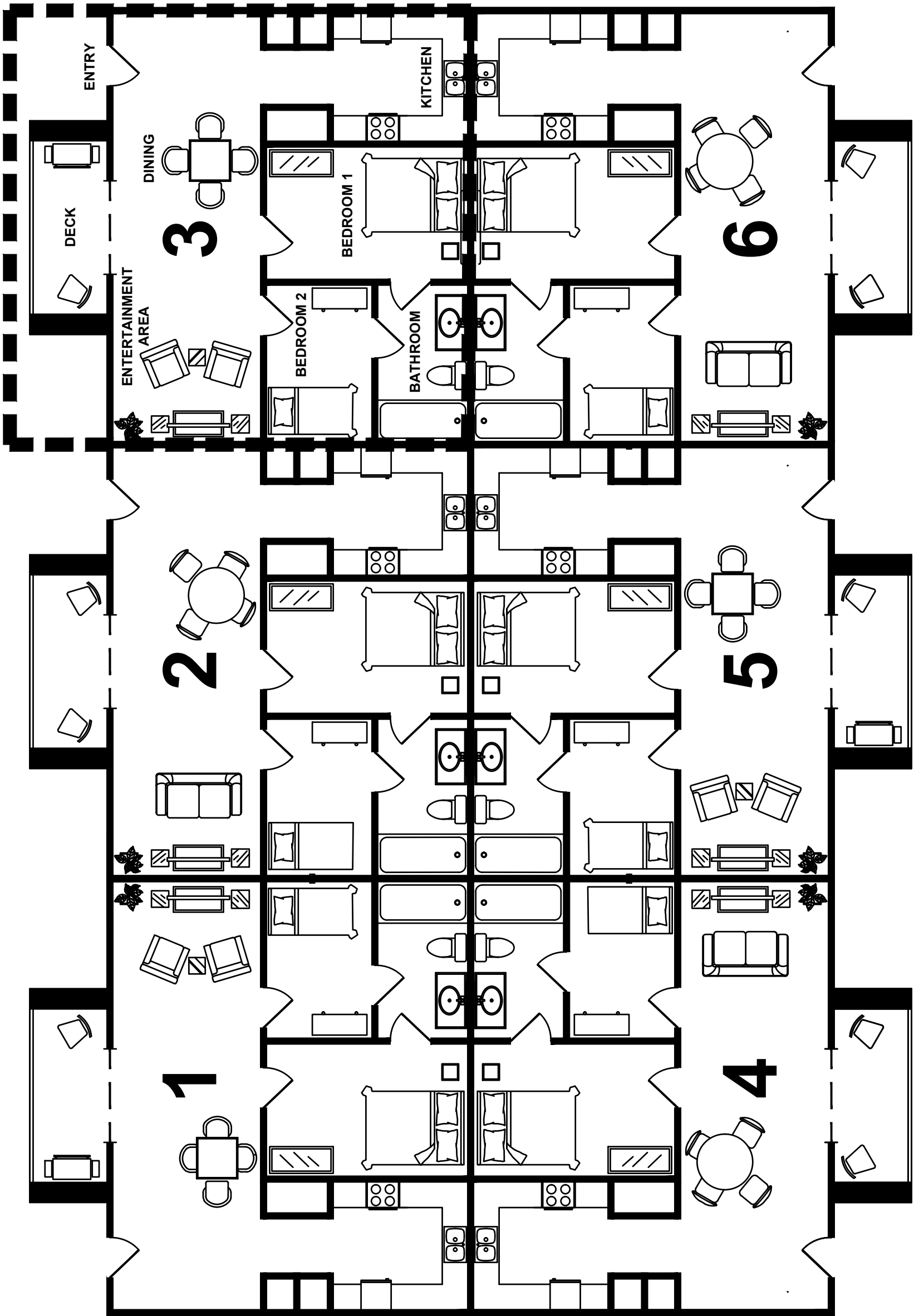
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NUMBER	DATE	BY

DRAWN BY: JLP

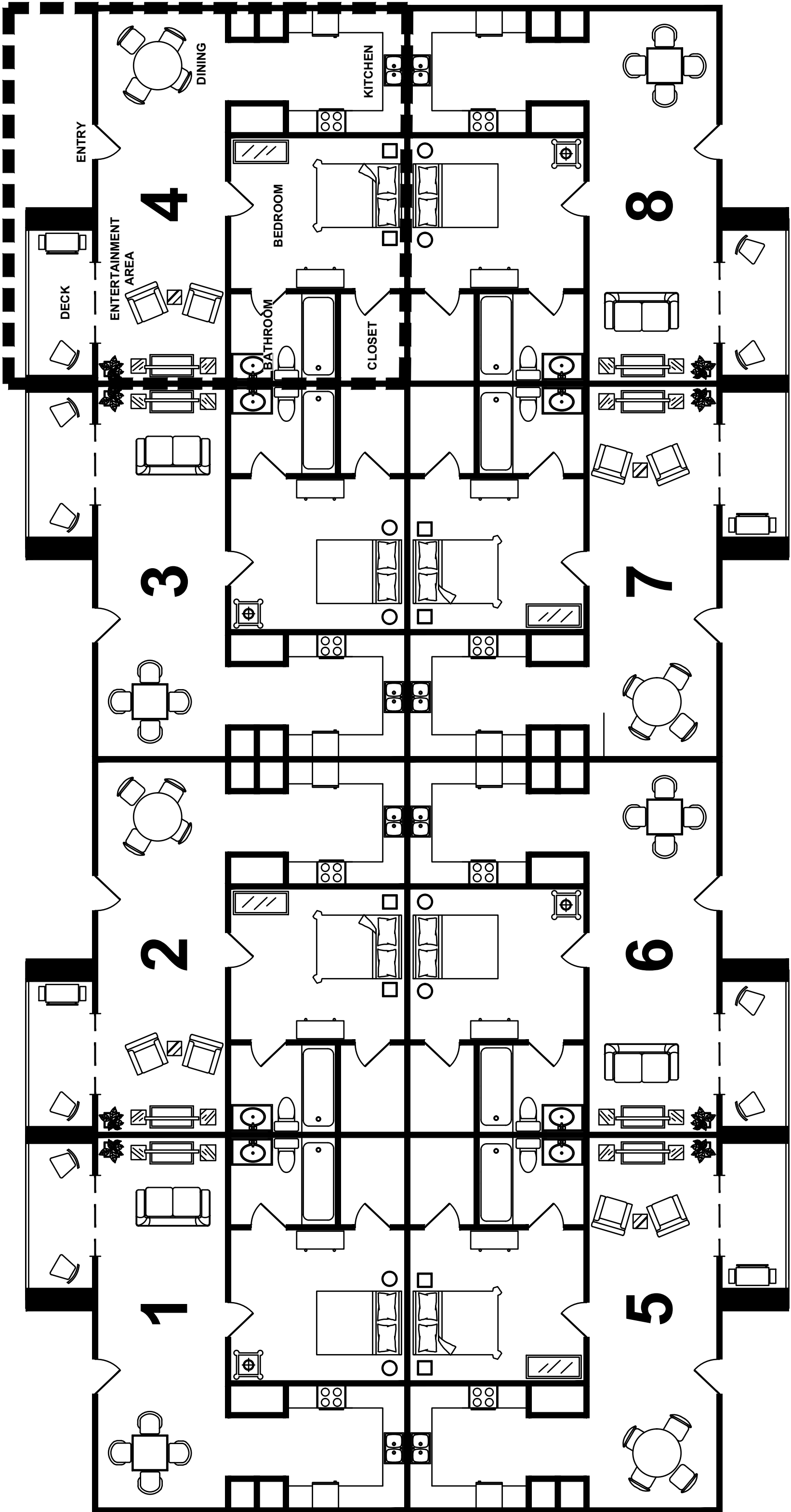
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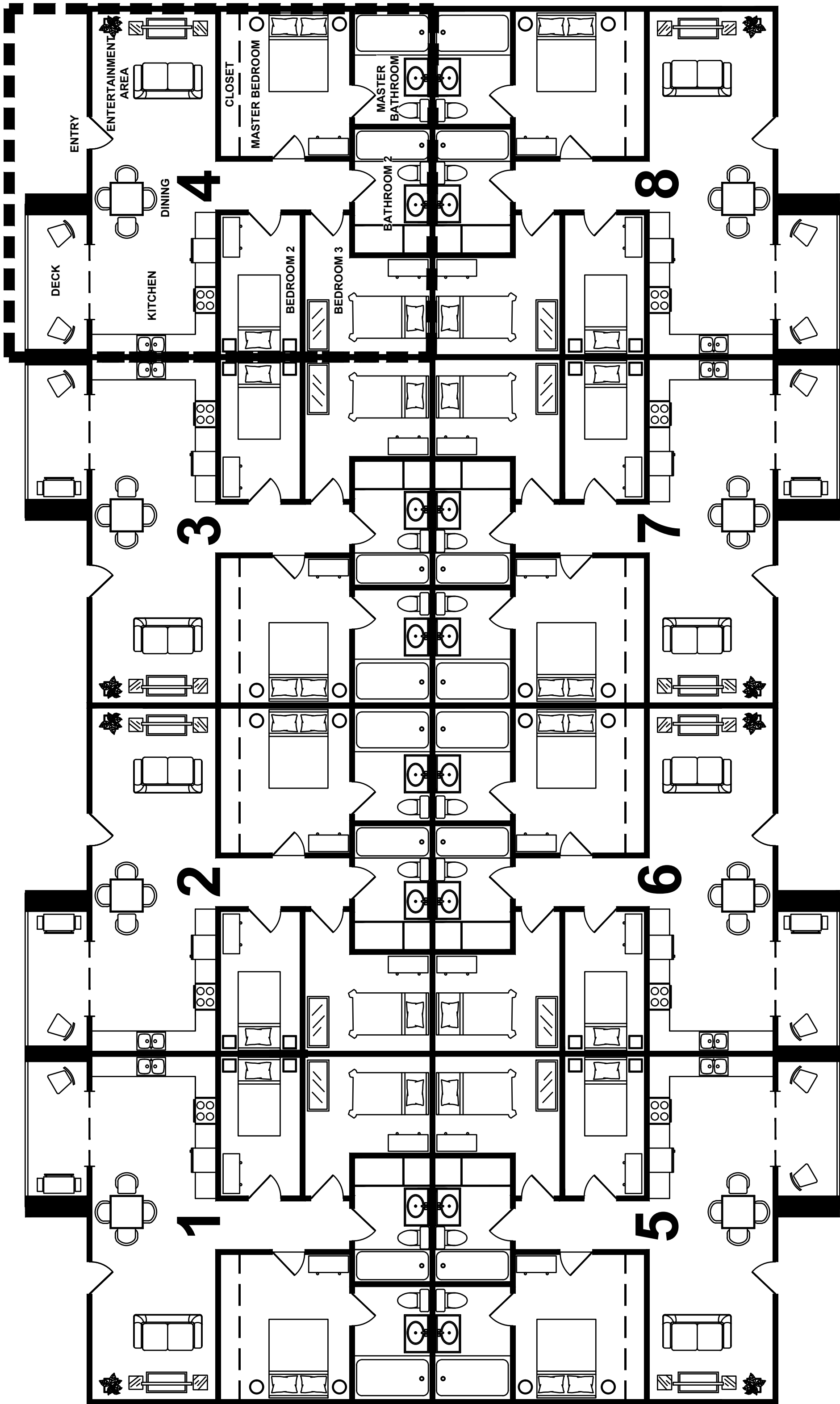
6 OF 7



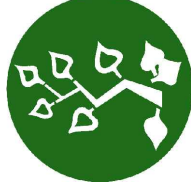
BUILDING B (2 BEDROOMS) - FLOOR PLAN



BUILDING A (1 BEDROOM) - FLOOR PLAN



BUILDING C (3 BEDROOMS) - FLOOR PLAN



KAMMEYER
— & ASSOCIATES —
LANDSCAPE ARCHITECTURE

156 S RAMONA BLVD,
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CORONA, CA 92881
RONKAMMEYER@AOL.COM
WWW.KAMMEYER.COM
(951) 371-2444

SECTION
ELEVATIONS

PROJECT LOCATION
& DESCRIPTION:

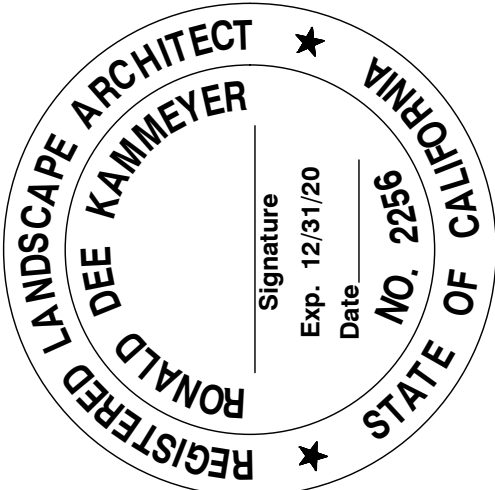


10001 LIMONITE AVE
JURUPA VALLEY, CA 92509

PROJECT OWNER:

MICHAEL KOOPMAN

LANDSCAPE
ARCHITECT SEAL:



REVISIONS:

DATE: 5/18/2020

NUMBER	DATE	BY

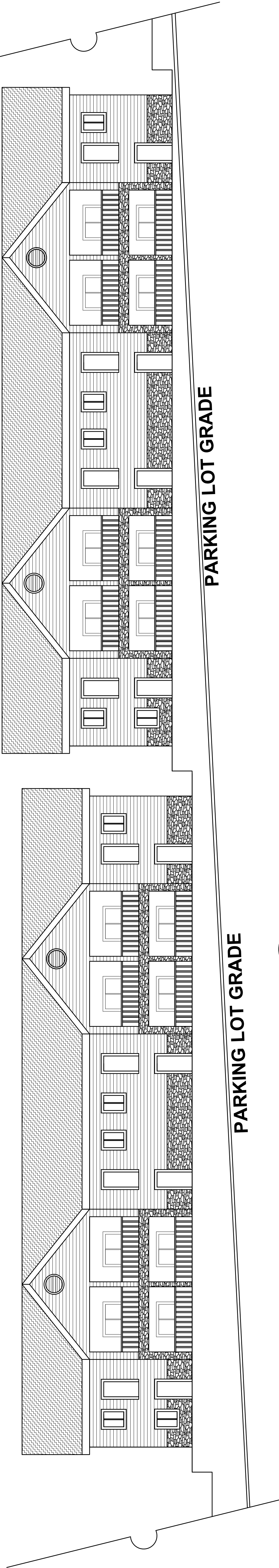
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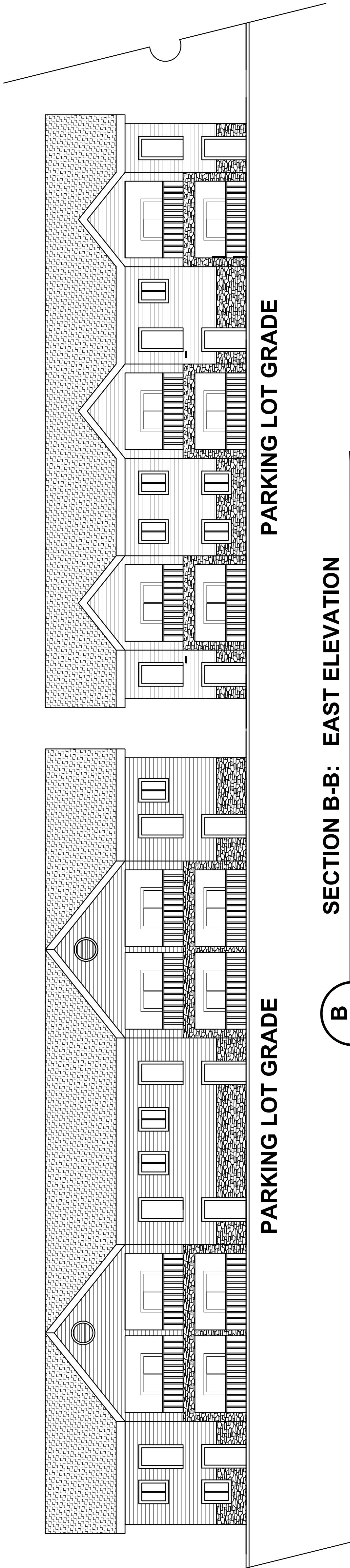
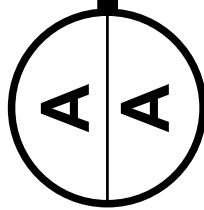
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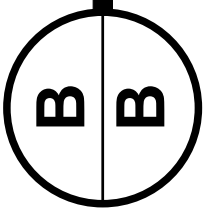
7 OF 7



SECTION A-A: WEST ELEVATION



SECTION B-B: EAST ELEVATION



ATTACHMENT NO. 3

Multi-Family Development Standards (Municipal Code)

Sec. 9.240.545. - Development standards—Multiple family dwellings.

A. For purposes of this section, the following words or phrases shall have the following definitions:

- (1) *Common open space* means an on-site recreation area located within the total development site containing improvements intended for the active or passive recreation of residents of the development. Common open space shall not include public or private streets, driveways, private open space, parking or loading spaces, street side-setbacks, or utility easements where the ground surface cannot be used appropriately for active or passive recreation, nor other areas primarily designed for other operational functions.
- (2) *Landscape area* shall be defined as set forth in Section 9.283.020.
- (3) *Private open space* means an area improved for outdoor use by the residents of the dwelling unit to which it serves, such as balconies, ground floor yards, courtyards, or patios, which are covered or uncovered.
- (4) *Utility closet and utility storage area* mean a closet and area to be used, or intended to be used, for the keeping of noncommercial, nonindustrial personal property.

B. Multiple family dwellings may be erected in the R-2, R-2A, R-3, R-4, and R-6 Zones subject to the following development standards:

- (1) *Private open space.*
 - (a) Private open space shall be located adjacent to, and be directly accessible by, the dwelling unit that it serves, and shall have no dimension less than eight (8) feet.
 - (b) Each dwelling unit shall have not less than one (1) private open space that is a minimum of twenty (20) percent of the interior floor area of the dwelling unit, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, the private open space shall be a maximum of seventy-five (75) square feet.
 - (c) At ground level, private open space shall be separated by a six (6) foot high fence or wall (not chain link). When such private open space is adjacent to vehicular parking, a driveway, or a roadway, the private open space shall be screened by the use of a five and one-half (5½) foot tall by three (3) foot wide shrub, or a five and one-half (5½) foot high wall or fence in combination with a landscaped area not less than three (3) feet in width.
 - (d) A private open space that is four (4) feet or higher above adjacent grade shall be screened with forty-two (42) inch wide landscaping, or a wall or fence.
- (2) *Common open space.*
 - (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide common open space and satisfy the requirements of this subsection (B)(2).
 - (b) Common open space shall be designed for its intended use and shall not have a dimension less than ten (10) feet.
 - (c) Common open space shall have a minimum of one hundred fifty (150) square feet per dwelling unit.
 - (d) Up to a maximum of sixty (60) percent of common open space may be provided in a building.
 - (e) Recreation facility examples that satisfy the common open space requirements include one (1) or more of the following:
 - (i) Recreation center within a building;
 - (ii) Swimming or wading pool;
 - (iii) Athletic court such as basketball court;

- (iv) Athletic field;
 - (v) Par course.
- (3) *Laundry facilities.*
 - (a) Multiple family dwelling projects of eight (8) or more dwelling units shall provide washer and dryer hookups and a laundry space within each dwelling unit or the garage and satisfy the requirements of this subsection (B)(3).
 - (b) The laundry facility shall not encroach into any minimum required garage parking area.
 - (c) Multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, may provide common laundry facilities equipped with one (1) washer and dryer per ten (10) dwelling units in the multiple family dwelling project.
 - (d) Laundry facilities must be provided for within a completely enclosed structure and are not permitted outdoors or beneath patio or balcony covers.
- (4) *Accessory storage.*
 - (a) Each dwelling unit shall provide for a utility closet within the dwelling unit with a minimum area of thirty-five (35) cubic feet. Bedroom closets and designated laundry facility areas shall not be used to meet this requirement.
 - (b) Each dwelling unit shall have access to a private, lockable utility storage area outside the dwelling unit and located in a garage, carport, or attached private open space with a minimum area of sixty (60) cubic feet.
- (5) *Parking.*
 - (a) Parking spaces shall be provided as required by Section 9.240.120.
- (6) *Landscape area.*
 - (a) A minimum of twenty (20) foot wide landscape area shall be provided for adjacent to the right-of-way line of all abutting streets, excepting driveways, walkways, or utilities.
 - (b) Street frontage landscape areas shall include trees planted at thirty (30) foot intervals and drought tolerant ground cover as set forth in Section 9.283.000.
 - (c) Where a new public sidewalk is required to be constructed, the sidewalk shall be located adjacent to the right-of-way line and the area between the street or curb and the sidewalk shall be landscaped and maintained by the abutting property owner.
- (7) *Walls and fences.*
 - (a) Walls located on property lines or project boundaries shall be constructed of decorative concrete block that includes split-face or slump stone walls.
 - (b) A decorative concrete block wall six (6) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, commercial business activities or structures.
 - (c) A decorative concrete block wall eight (8) feet in height measured from outside finished grade shall be constructed on any property line that abuts property zoned for, or used for, industrial business activities or structures.
 - (d) Walls and fences within twenty (20) feet of any street shall be constructed of decorative concrete block that shall not exceed forty-two (42) inches in height. A combination of matching decorative block pilasters and other forms of open fencing, such as wrought iron or tubular steel, may be added up to a maximum overall height of six (6) feet.
- (8) *Buffers from adjacent commercial, industrial, or institutional uses.*

- (a) Residential structures shall be set back a minimum of fifty (50) feet from any property line abutting property zoned for, or used for, commercial, industrial, or institutional activities or structures.
 - (b) Accessory structures shall be located between any residential structure and a property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.
 - (c) A minimum of ten (10) foot wide landscape area that includes hedges or non-deciduous trees is required between any residential structure and any property line abutting a property zoned for, or used for, commercial, industrial, or institutional activities or structures.
 - (d) Nothing in this subsection shall prevent the construction of an accessory dwelling unit consistent with applicable state and local laws.
- (9) *Pedestrian access.*
 - (a) Pedestrian access shall be provided for between the public sidewalk and the on-site walkways that provide access to the dwelling units.
 - (b) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided for between each dwelling unit and its parking spaces, except that for multiple family dwelling projects that satisfy the requirements of California Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.
 - (c) Pedestrian paths of travel that are a minimum of five (5) feet wide and made of an impervious surface shall be provided between each dwelling unit and on-site recreational facilities, except that for multiple family dwelling projects that satisfy the requirements of Government Code Section 65913.4, as may be amended, pedestrian paths of travel shall be a minimum of four (4) feet wide.
- (10) *Project design (setbacks, height, roof materials, equipment screening, etc.).*
 - (a) Multiple family dwelling projects shall be subject to the setback and height requirements applicable to the zone in which the property is located.
 - (b) All roof mounted mechanical equipment shall be screened from view with architectural elements that match the same primary exterior materials and colors used for the building.
 - (c) All pad mounted mechanical equipment shall be sound attenuated with baffles or other elements that prevent audible sounds more than ten (10) feet from the equipment and shall be screened from view by a combination of walls, fences, and landscaping.
- (11) *Project design.*
 - (a) Buildings within fifty (50) feet of any street right-of-way line shall not exceed one (1) story in height, provided however a one- and two-story building shall be located such that the two-story portion of the building is more than fifty (50) feet from any street right-of-way line.
 - (b) Parking structures, such as garages or carports, shall not be located adjacent to the front of dwelling unit front entrances.
 - (c) Composition shingle roofs are prohibited.
 - (d) The architectural style of the multiple family dwelling project shall be Spanish Colonial, Craftsman, Victorian, California Bungalow, American Farmhouse, or California Ranch.
- (12) *Impact mitigation.*
 - (a) Multiple family dwelling projects with more than twenty-four (24) dwelling units shall submit with any permit application the following environmental impact and mitigation studies:
 - (i) Traffic impact assessment;

- (ii) Biological assessment as required by the Multiple Species Habitat Conservation Plan (MSHCP);
 - (iii) Noise impact assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
 - (iv) Air quality and health risk assessment on the project if within five hundred (500) feet of a freeway or within one thousand (1,000) feet of property in use or zoned for industrial activities;
 - (v) Phase 1 assessment for archaeological, paleontological, and cultural resources; and
 - (vi) Phase 1 assessment for toxic substances upon a determination by the City Engineer or the Fire Marshal that such substances may be present in the development site.
- (b) The recommended mitigations for all impacts identified in the above studies shall be incorporated into the project design.
- (13) *Lighting.*
- (a) Parking lot or athletic court lighting shall direct light only onto the project site and shield direct rays away from abutting properties. Ambient light levels shall not increase the level of any residential properties by one (1) foot candle at the property line.
- (14) *Refuse.*
- (a) Location and design of refuse bin enclosures shall conform to city trash enclosure specifications and the guidelines of the city's solid waste hauler franchisee.

(Ord. No. 2020-01, § 9, 2-20-2020)

City of Jurupa Valley

RETURN TO AGENDA

STAFF REPORT

DATE: JULY 22, 2020
TO: CHAIR PRUITT AND MEMBERS OF THE PLANNING COMMISSION
FROM: THOMAS G. MERRELL, AICP, PLANNING DIRECTOR
SUBJECT: AGENDA ITEM NO. 7.2
STUDY SESSION: BUFFERING RESIDENTIAL NEIGHBORHOODS FROM INDUSTRIAL LAND USES

RECOMMENDATION

Conduct a study session to discuss the prevention of land use conflicts between residential neighborhoods and industrial uses. Since this is a study session, no action will be taken.

BACKGROUND

While discussing “Multiple Family Dwellings Development Standards,” the Planning Commission expressed concern with land use compatibility issues between residential uses and industrial uses. In particular, it was suggested that the City adopt a requirement for a 1,000- foot buffer between residential and industrial uses on a citywide basis. Staff indicated that establishing a buffer citywide without adequate research and study, might result in a significant reduction of development potential for some residential properties.

Staff suggested (and the Planning Commission agreed) that there might be more desirable approaches to buffering the two uses, such as (a) modifying the development standards of certain zoning designations, (b) rezoning industrially zoned land, (c) revising the list of permitted uses in the municipal code and/or d) developing new zoning categories.

At its public hearing on February 6, 2020, the Jurupa Valley City Council voted to direct Planning Staff and the Planning Commission to begin studying various alternatives for buffering residential uses from impacts associated with industrial uses.

On February 12, 2020, the Planning Commission conducted a study session to consider this topic. Staff explained the complexity of varying scenarios occurring throughout the community such as multiple existing “already built” situations, multiple types of industrial uses with multiple types of potential impacts, and multiple types of potential buffering. It was acknowledged that a “one-size-fits- all” approach (such as establishing a 1,000-foot buffer) could result in unintended consequences (especially to vacant, residentially-zoned land). The Commission provided feedback including the desire to evaluate existing neighborhoods with adjacent vacant industrial zoned land and asked that staff identify some known “hot spots” in the community.

ANALYSIS

Many of the land use conflicts in Jurupa Valley are the result of inappropriate zoning and obsolete zoning regulations that result in the subsequent placement of incompatible land uses in close proximity to residential uses. Although the problem is often noted with industrial uses, land use

conflicts may also occur when commercial zones and business park zoning are directly adjacent to, or in close proximity to, residential development.

Land Use Planning

Best practices of urban planning include a zoning map and general plan land use map that establish the foundation and blueprint for harmonious and balanced land use development. It also includes a zoning code that supports the vision of the General Plan.

The underlying cause of incompatible land uses is the zoning on the land and related permissible uses in the various industrial zones. Prior to incorporation, the County zoned existing residential neighborhoods or the land around them for industrial uses. This situation stands as an invitation to develop industrial in the immediate vicinity of residential neighborhoods. In some cases, residential neighborhoods have been zoned for industrial, resulting in intermixing residential with industrial.

The City adopted its zoning map, development code and General Plan from the County of Riverside when it incorporated in 2011 and unless significant changes are implemented, incompatible land use development under these regulations will continue to plague the City. With the 2017 adoption of the Jurupa Valley General Plan, some of the most critical areas of the Land Use Element were amended to reflect a better match for the desired vision for the community. However, the City did not have the resources to address this and other issues of the underlying zoning.

State law mandates consistency between a City's zoning and its General Plan. The Planning Department has begun its process of amending the zoning in the focused areas that were amended with the adoption of the 2017 General Plan. A study session was conducted with the Commission in June to begin that process with the focus on Phase 1, Group 1, in the Belltown area.

While the land use amendments and zoning consistency efforts for the focused areas will provide some limited relief to residential uses (present and future), the problem of incompatible zoning remains pervasive throughout the community and is of significant concern. Adding to the problem is an obsolete zoning code that does not respond well to many of the community values that were defined by the General Plan Advisory Committee. All industrial zones allow truck intensive uses that do not produce significant tax base or employment, such as truck yards, contractor storage yards, auto auctions, salvage yards, etc. Recent decisions of the Commission and City Council reflect a growing concern for proliferation of these uses, which are permitted (in some case with a CUP) in all industrial zones.

North Rubidoux Master Plan

A future resource to address/reduce industrial impacts on residential neighborhoods is evolving in connection with several proposed large-scale industrial projects in the Bell Town area of the City (north of the SR60 freeway). A Development Agreement for the Agua Mansa Commerce Center requires funding for a "North Rubidoux Master Plan" that will give the City financial resources to develop a plan for defining the limits for industrial expansion and keeping truck traffic from traveling through existing neighborhoods and measures for neighborhood preservation. A similar provision is included in the development agreements for the proposed Carson Companies project and the Proficiency Capital development.

Zoning Code Issues

The City's zoning code sets forth uses and development standards for five industrial zones in Jurupa Valley, however, of those five designations, there are only three that are found widespread throughout the community. The Heavy Manufacturing (M-H), Medium Manufacturing (M-M) and

Manufacturing Service Commercial (M-SC) zones are almost identical in their intent and purpose, their lists of permitted uses and their lists of uses that are allowed with a conditional use permit. Moreover, all three zones contain almost identical development standards, providing little differentiation between the zones. Copies of the three most prevalent industrial zones are attached.

It is difficult to understand how and why this exists but staff believes it is likely the result of piecemeal planning evolving as a consequence of changing political interest over time. Copies of the three primary industrial zoning code sections of the code are provided for reference. Best practices of urban planning would include three industrial zones that have distinct purposes and lists of permitted uses in descending (or ascending) order of intensity. These zones (uses) would then be placed in areas that would minimize interference with residential uses with the least intensive industrial zones being located at a distance removed from residential uses.

As it stands, vacant industrial/manufacturing zoned land adjacent to long-standing neighborhoods results in the possibility of almost eighty types of manufacturing/industrial and service-commercial uses being permitted “by right” and without requiring a public hearing. While it is possible to implement buffering techniques such as setbacks, berms, landscaping, sound walls, and air purifiers, there are many uses listed that will still cause detriment to an existing neighborhood. For example, noxious smells from poultry farms, noise from helicopters, traffic from bus stations, and truck traffic from draying, freighting and trucking operations, would each present unavoidable impact even with incorporating the traditional buffering techniques presented previously, conditions of approval and environmental mitigation measures.

Some of the uses that are allowed as permitted uses would inherently pose substantial conflicts. The following is a list of some of those uses that are allowed with a simple site development permit. Some of the uses considered to be the most incompatible include:

- Lumberyards
- Fabrication of wood buildings and structures
- Stone, clay, glass, and concrete products
- Manufacture of containers and boxes
- Stone cutting and related activities
- Manufacturing of agricultural chemicals
- Manufacturing of concrete, gypsum, plaster and mineral products
- Radio, television and communications equipment
- Transportation and related industries (example: bus stations)
- Public utility substations and storage yards
- Heliports
- Mini warehouses
- Car repair, spray painting
- Hardware and home improvement center

Some of the uses that could be allowed with a Conditional Use Permit, include the following:

- Meat packing plants, not including slaughtering or rendering of animals
- Airports
- Poultry and egg processing
- Drive-in Theaters
- Impound yards
- Contractor storage yards
- Concrete batch plants and asphalt plants
- Draying, freighting and trucking operations

- Natural gas storage, above ground
- Petroleum and bulk fuel storage (above ground)
- Mining operations

As requested by the Planning Commission, and in an effort to demonstrate the frequency and intensity of the citywide problem, staff has identified four “hot spots” in various locations of the City for discussion. These areas are outlined on Attachment 1.

NEIGHBORHOODS AFFECTED

North Rubidoux Boulevard and Belltown Area

Below is an aerial photo of this area. The area is characterized by large swatches of vacant land currently zoned for industrial uses with some existing single-family neighborhoods. Residential dwellings are scattered among an assortment of contractor’s storage yards, truck storage, light manufacturing and service commercial uses. Industrial zoning dominates the entire area with Heavy Manufacturing (M-H), Medium Manufacturing (MM) and Manufacturing Service Commercial (M-SC). Both the zoning and General Plan maps suggest that the County may have expected this area be developed with industrial/manufacturing uses. In fact, it appears that the County viewed this part of the City to be developed with all of the same types of industrial/manufacturing uses with very little difference in ultimate appearance regardless of which manufacturing zone is/was in place.

Vehicular access to the area is provided by Rubidoux Boulevard, Market Street, Avalon Street and Hall Avenue. Almost all of the undeveloped land that is zoned for industrial uses must pass through or go near a residential neighborhood. Rubidoux Boulevard is currently heavily impacted by truck traffic generated by industrial/manufacturing uses established farther to the north east.

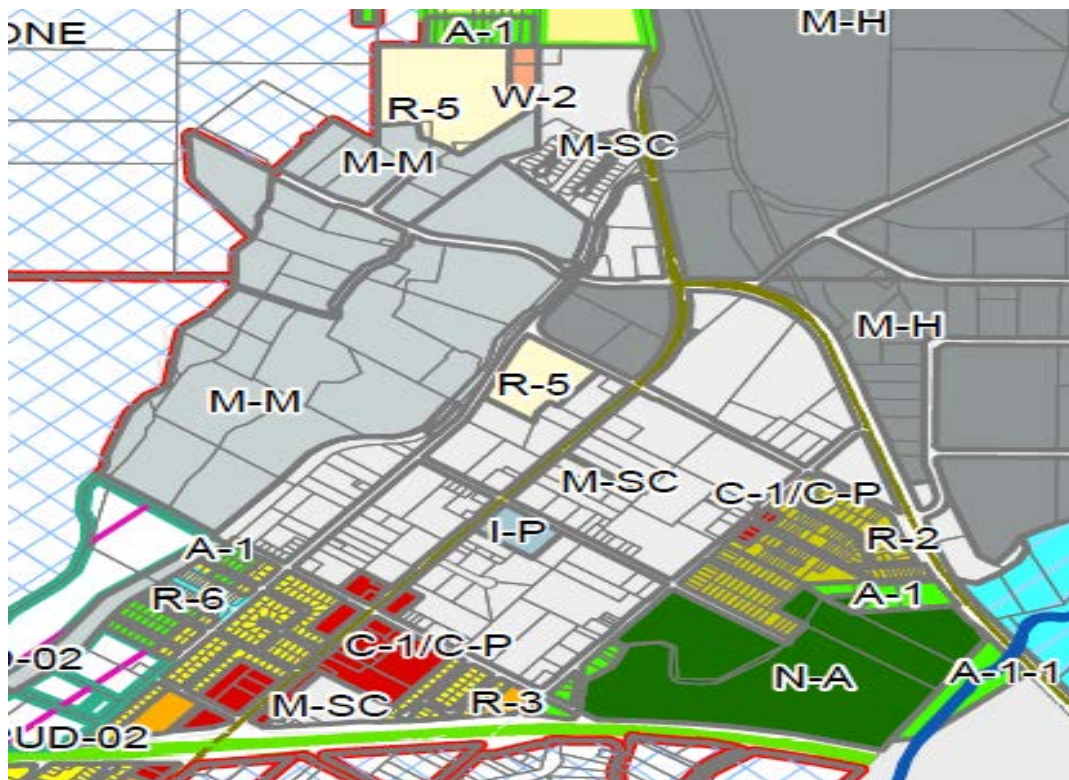
If the City of Jurupa Valley wishes to promote compatibility between industrial uses and residential uses, then the Commission should consider the replacement of industrial zoning with less intensive and conflicting zones such as residential or commercial or a mixture of both. Such an endeavor will likely result in some businesses being non-conforming, however the long-range planning goals would result in a changed environment over time.

It is important to note that since incorporation, the Planning Department has been instrumental in lessening negative industrial impacts in the area by encouraging private sector developers to seek zone changes and general plan amendments that allow large-scale residential development. Entitlements for zone changes, general plan amendments and subdivisions of land have been approved for Avalon Court (24 SFD’s), Emerald Ridge North (184 SFD’s), Emerald Ridge South (118 MFD’s and 97 SFD’s) and Highland Park 2 (34 SFD’s). The Rio Vista Specific Plan is moving forward with a 1,697-lot residential development.

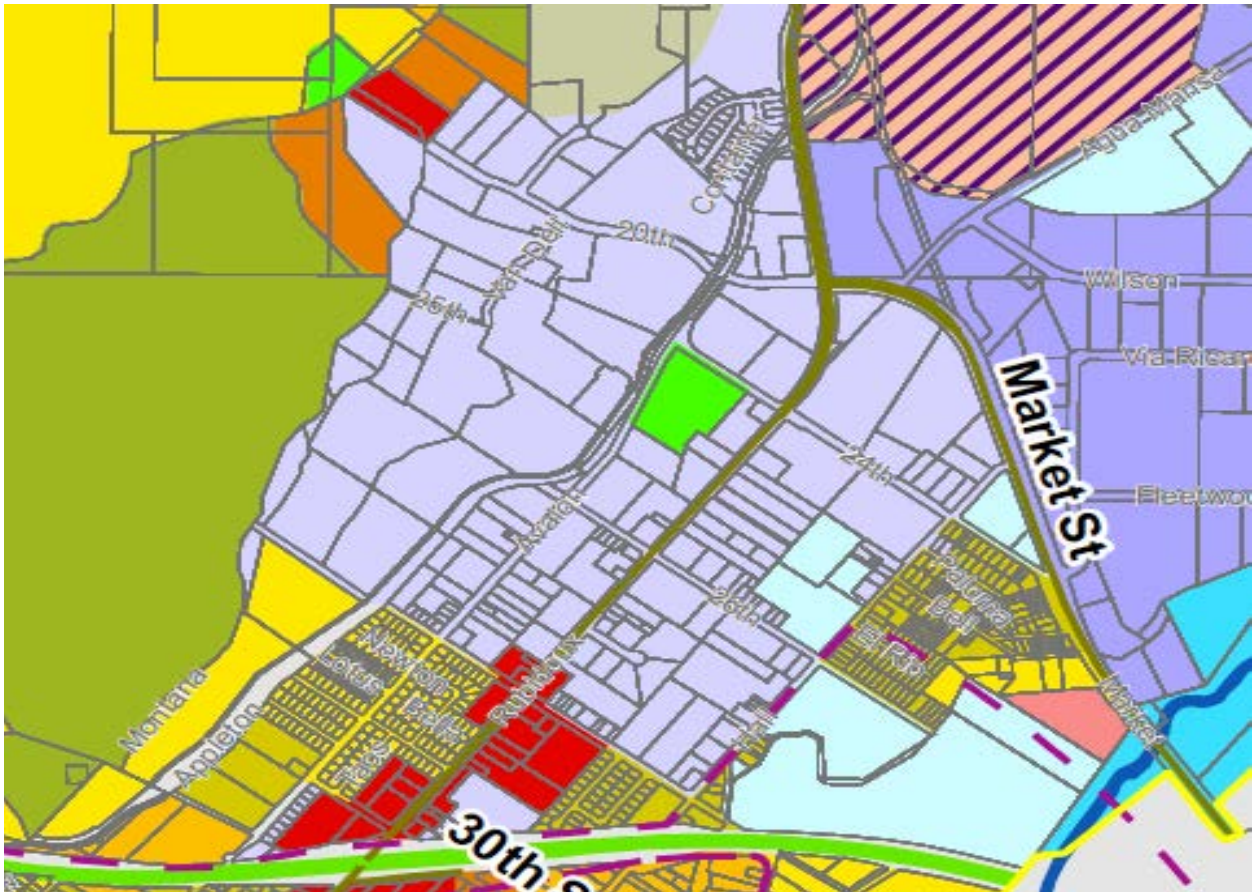
Such residential development is considered critical in meeting the City’s Regional Housing Needs Allocation (RHNA). By promoting the construction of new and affordable housing through rezoning, the City will help the State to progress in meeting its housing goals.

Another opportunity presents itself along North Rubidoux Boulevard. The major thoroughfare serves as a primary access way through this area and will ultimately provide access to the Rio Vista Specific Plan area where hundreds of homes are proposed for construction. Instead of a gateway comprised of small scale industrial and manufacturing with trucks and negative environmental impacts, the Planning Commission could evaluate zoning the property on both side of Rubidoux for commercial uses with new mid-block multi-family residential uses. A vision for North Rubidoux Boulevard could include an attractive landscaped median and commercial uses on each side of the street, with walkways and pedestrian amenities.

To maximize buffering efforts for the protection of residential uses, the majority of this part of the City could be considered for residential zoning and/or some type of mixture of residential zoning with supporting commercial zoning. The opportunity exists to provide the foundation and blue print for a different future other than that emanating from pre-incorporation zoning.



GENERAL PLAN MAP – NORTH RUBIDOUX BLVD./BELLTOWN



South of Limonite/East of Van Buren

Another area where zoning is creating land use conflicts is found south of Limonite, east of Van Buren and west of Pedley. The area is currently zoned M-SC and has a General Plan Land Use Designation for a Business Park (BP). However, when evaluating the uses that exist on the ground and the configuration/size of the parcels, it is highly unlikely that a viable Business Park could ever come to fruition.

The photo below shows that the area is almost entirely developed with contractor storage yards, truck storage and repair, a cat shelter, a paving company and other similar uses along with a few single-family dwellings.

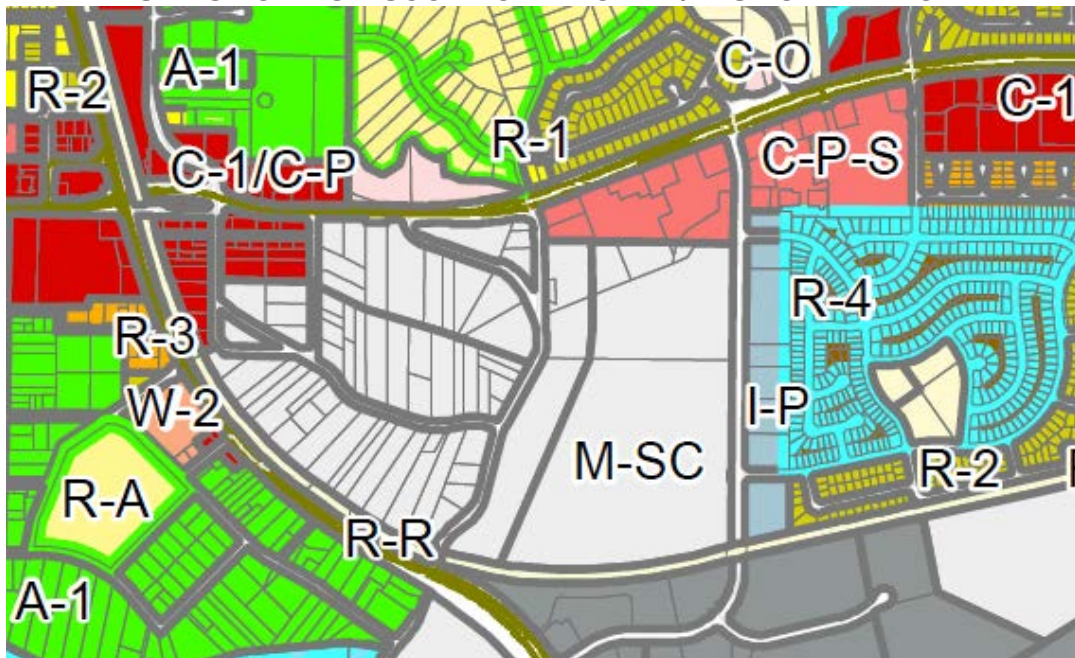
The uses and the discussion of the M-SC zone were presented in the previous section. Similar to the North Rubidoux/Belltown area, land use conflicts have been created by allowing industrial uses next to residential uses. Unlike the North Rubidoux area though, there are limited opportunities to lessen the land use conflicts in the near future. However, if the City were to rezone the area for residential uses, eventually, over time, the area could redirect to develop primarily with residential uses, thereby creating a harmonious land use pattern of development. It is important to note that any attempt of buffering using setbacks, berms, landscaping etc. would be ineffective since the lots are so long and narrow and the uses in close proximity to one another. Zoning this area for M-SC has not resulted in the creation of a viable industrial/manufacturing area in that parcel configuration and access/traffic circulation are constraints.

Looking beyond the immediate area bounded by Limonite to the north, Van Buren to the south and Pedley to the east, the large swatch of land bounded by Clay Street on the east and Van Buren to the south is targeted for residential development. An application has been submitted to change the zoning to residential uses.

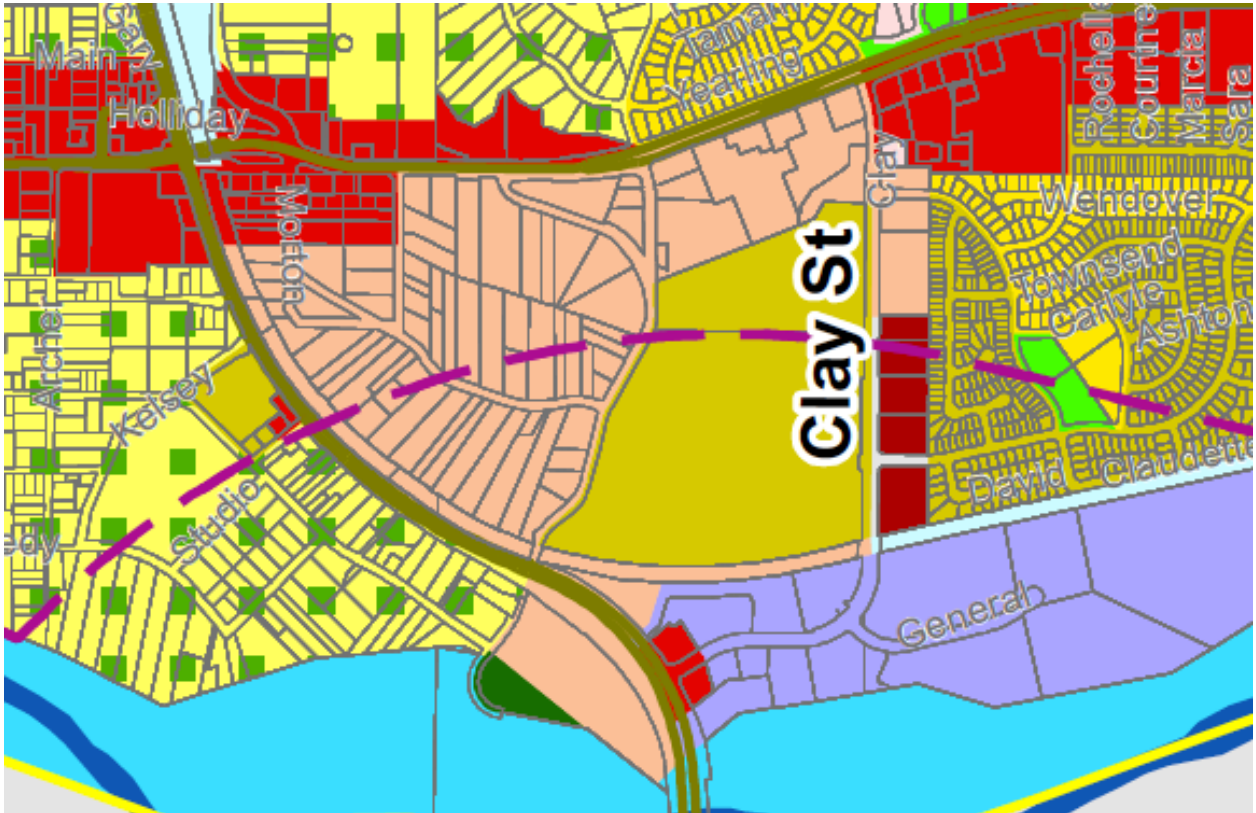
Regardless of the M-SC zoning, the General Plan Land Use Designation for Business Park should be revised to reflect the reality of how the area could develop.



EXISTING ZONING – SOUTH OF LIMONITE/EAST OF VAN BUREN



**EXISTING GENERAL PLAN LAND USE MAP
– SOUTH OF LIMONITE/EAST OF VAN BUREN**



Intersection of Bellegrave and Van Buren

Still another “hot spot” in the community occurs in the area where Bellegrave Avenue and Van Buren intersect and extending eastward to the intersection of Bellegrave Avenue and Mission Boulevard. East of the intersection, on both sides of Bellegrave, the zoning is M-SC almost entirely until the commercial zoning at its intersection with Mission Boulevard. On the south side of Bellegrave, the M-SC zone extends from Van Buren to the Bly Channel.

There are three well-established, single-family neighborhoods in the area. On the east side of Union Street is an R-1 (single-family dwelling) neighborhood consisting of approximately 25 homes. Further east on Lindsay Street is an area zoned R-3 (multi-family dwellings) consisting of approximately 15 to 20 single-family homes. East of the Bly Channel south side of Bellegrave is an R-1 zone consisting of approximately 175 single-family homes east of the Bly channel and bounded by Bellegrave to the north and 44th Street to the south.

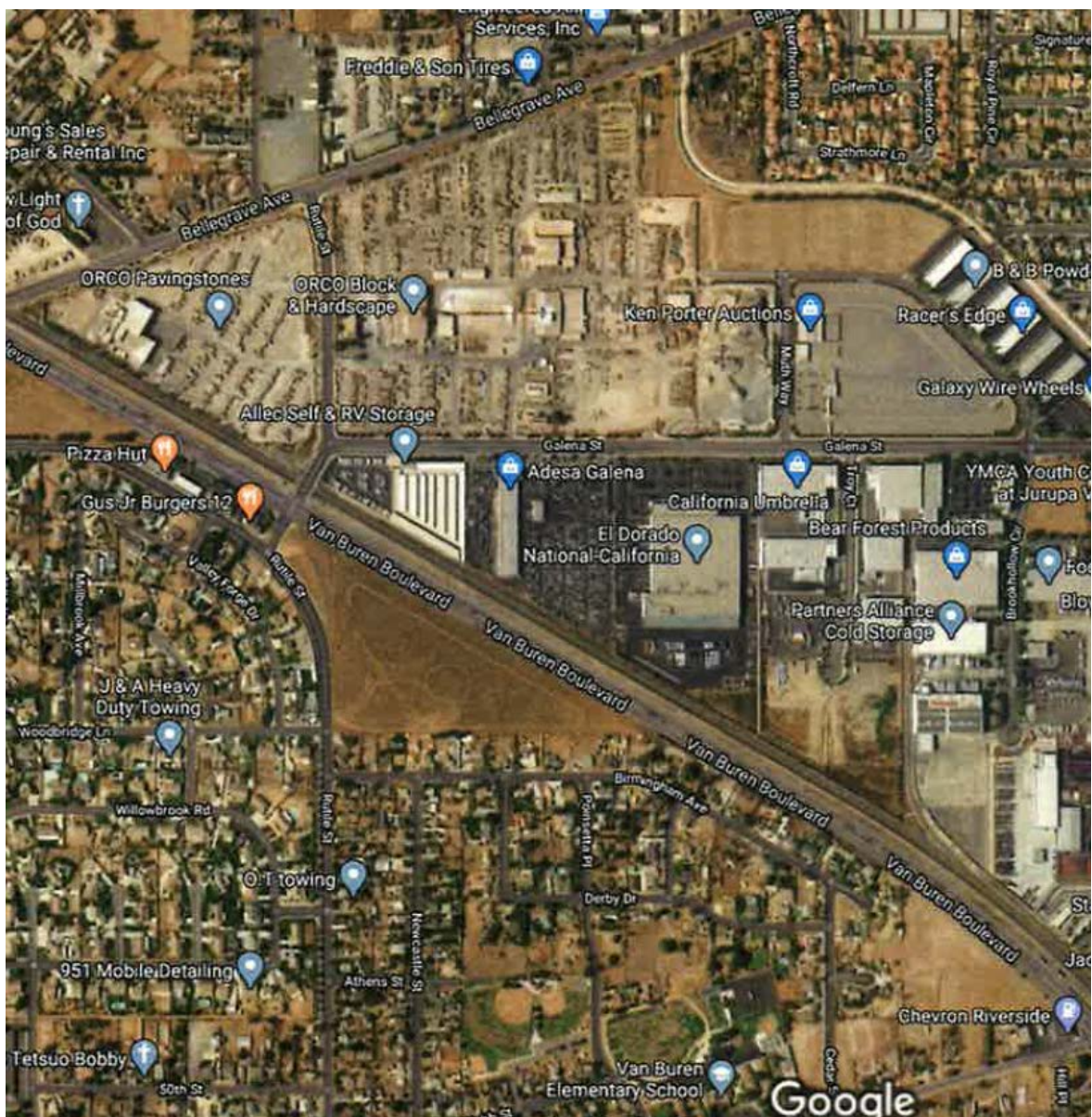
Other existing single-family dwellings are scattered among pallet yards, contractor's storage yards, shipping containers, truck storage, a church and several other service and miscellaneous uses.

The majority of the area has a General Plan Land Use Designation of Business Park (BP). The corresponding zoning (to be consistent with the General Plan should be BP zoning. As mentioned previously (under the discussion of South of Limonite/east of Van Buren) the parcel size and configuration are not conducive to business park development. It is highly unlikely that a business park development could ever occur in any cohesive manner with BP Zoning.

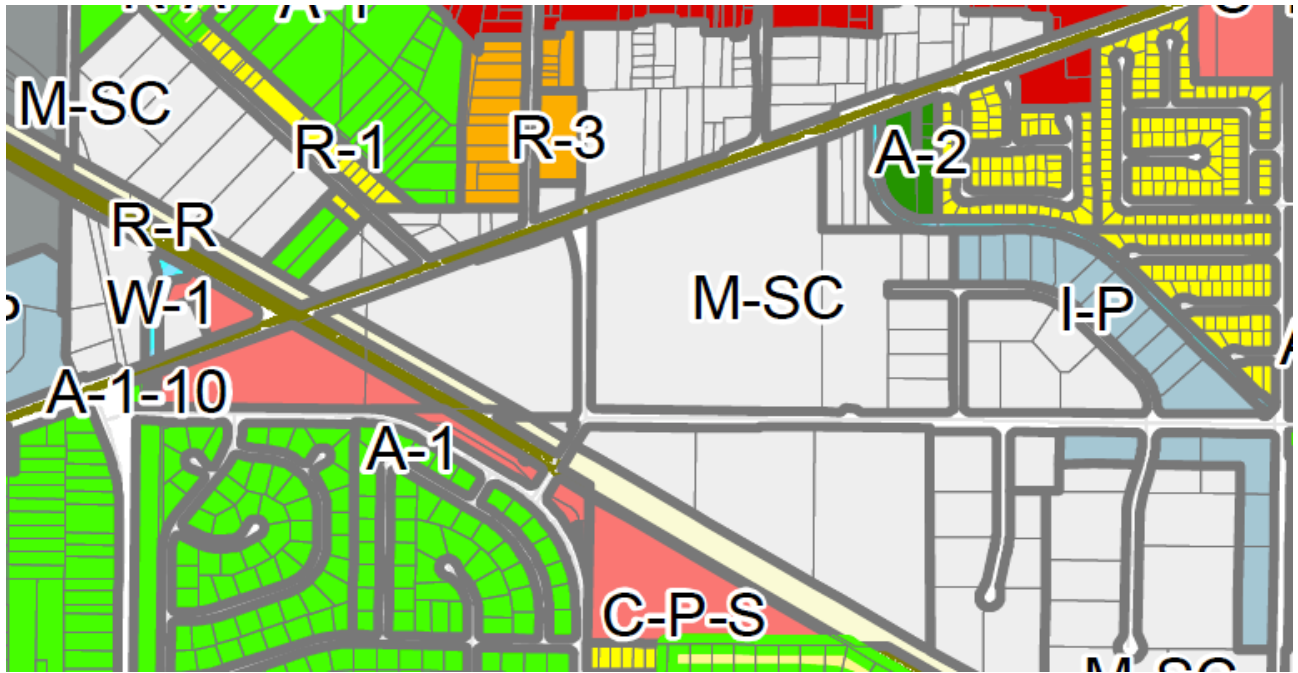
It is critical to recognize that the corner of Bellegrave and Van Buren is highly visible with thousands of vehicles traveling through the intersection on a daily basis. It is currently being used for the storage of shipping containers which provides no revenue for the City, produces no employment and lends to an overall perception of blight. Since the site is undeveloped with permanent structures, the City has an opportunity to zone the site for more desirable uses such as commercial/office and/or medical.

If the City allows the area to develop in accordance with the M-SC zone, it will miss the opportunity to protect the existing residential neighborhoods from future industrial uses. It will also miss the opportunity to obtain a higher and better use such as a prominent commercial entry statement that could provide jobs, generate revenue and be of benefit to the residents.

The areas that are currently zoned M-SC could be rezoned to be more compatible with the existing neighborhoods. Rather than industrial uses or service commercial uses, residential zoning would promote a harmonious and balanced land use pattern.

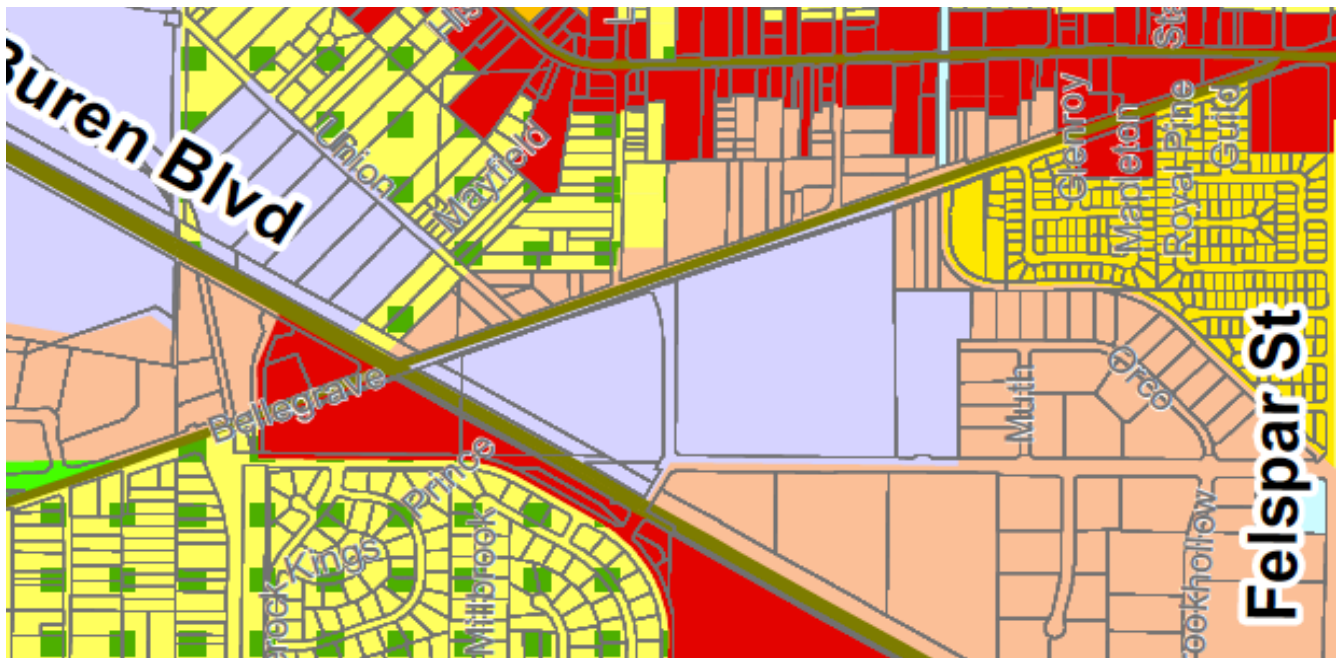


EXISTING ZONING – INTERSECTION OF BELLEGRAVE AND VAN BUREN



EXISTING GENERAL PLAN LAND USE MAP

– INTERSECTION OF BELLEGRAVE AND VAN BUREN



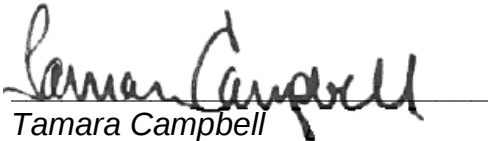
DISCUSSION ITEMS

1. Change permissible uses in the industrial zone to limit heavy industrial and truck intensive uses to the heavy industrial zone, allow only clean industrial parks and similar uses in the medium industrial zone and limit the service commercial to light industrial and service uses.
2. Change the industrial zoning of land in or near (1) residential neighborhoods and (2) land that is zoned for residential to residential, commercial or light industrial / service commercial.
3. Modify commercial and industrial development standards to require buffers for new development adjacent to residential zoning or existing residential neighborhoods.

CONCLUSION

Upon Commission review of the issues, provide feedback and give direction to staff to prepare draft implementation measures for one or more of the above discussion items.

Prepared by:


Tamara Campbell
Principal Planner

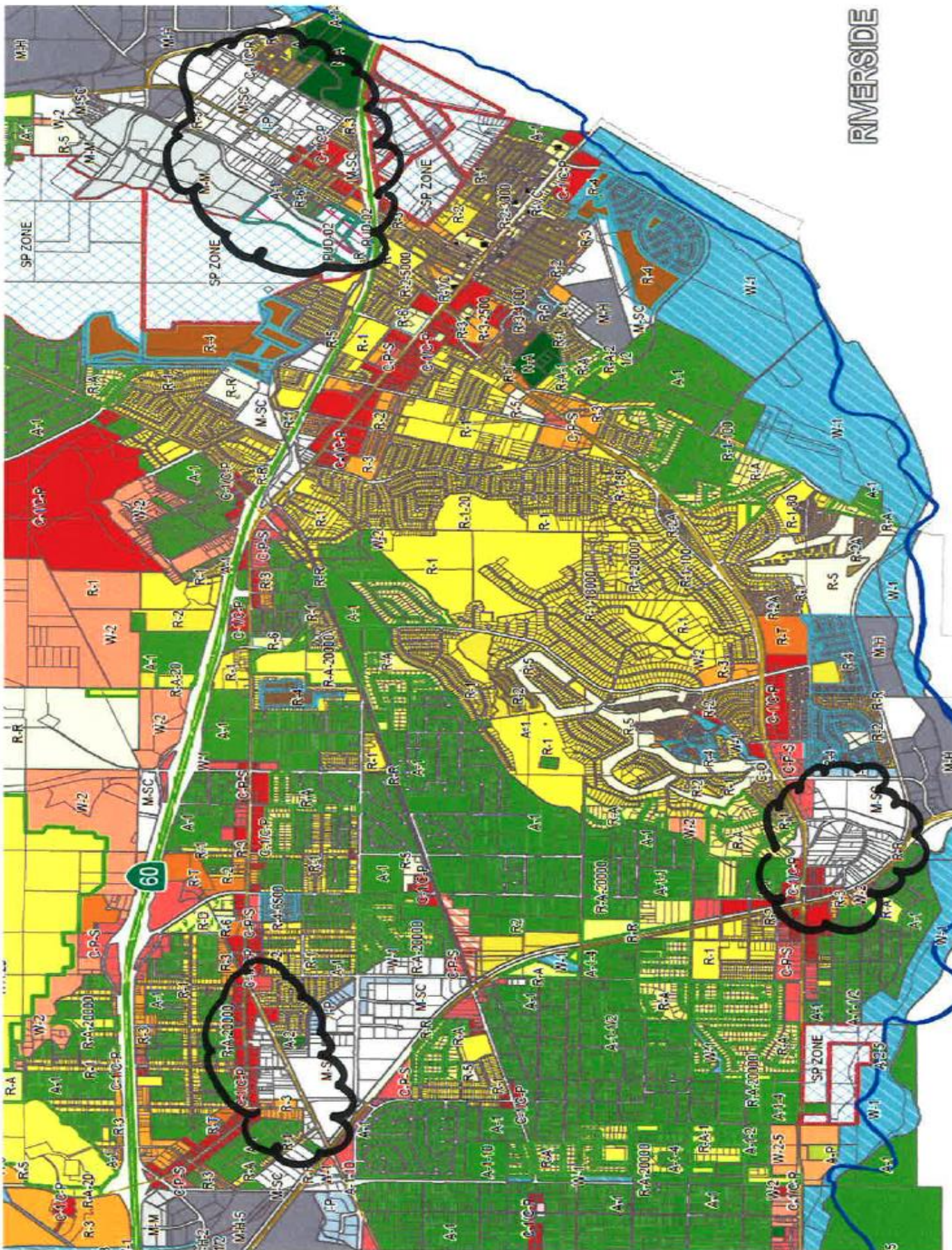
Submitted by:


Thomas G. Merrell, AICP
Planning Director

ATTACHMENTS:

1. Map of "Hot Spots"
2. M-SC, MM, MH and BP Zoning Code Sections

ATTACHMENT 1
(Map of Hot Spots)



ATTACHMENT 2
(M-SC, MM, MH and BP Municipal Code Sections)

CHAPTER 9.148. - M-SC ZONE (MANUFACTURING-SERVICE COMMERCIAL)

Sec. 9.148.010. - Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure that new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-SC Zone.

Sec. 9.148.020. - Uses permitted.

The following uses shall be permitted in the M-SC Zone:

- (1) Agricultural uses of the soils for crops, including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330.
 - (a) The following industrial and manufacturing uses:
 - (i) Food products:
 - a. Meat and poultry products, not including meat packing or slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Nonalcoholic beverages.
 - g. Ice.
 - (ii) Textile products:
 - a. Cotton, wood, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor covering mills.
 - e. Yarn and thread mills.
 - (iii) Lumber and wood products:
 - a. Saw and planing mills.

- b. Manufacture of containers and crates.
- c. Fabrication of wood buildings and structures.
- d. Manufacture of furniture and fixtures including cabinets, partitions and similar items.

(iv) Paper products:

- a. Paper and paperboard mills.
- b. Manufacture of containers and boxes.
- c. Paper shredding.
- d. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
- e. Binding of books and other publications.

(v) Chemicals and related products:

- a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
- b. Manufacture of drugs and pharmaceuticals.
- c. Soaps, cleaners, and toiletries.
- d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.

(vi) Leather products:

- a. Tanning and finishing of leather.
- b. Manufacture of handbags, luggage, footwear, and other personal leather goods.

(vii) Stone, clay, glass, and concrete products:

- a. Stone cutting and related activities.
- b. Pottery and similar items.
- c. Glass blowing, pressing and cutting.
- d. Glassware products.
- e. Manufacture of concrete, gypsum, plaster and mineral products.

(viii) Metal products:

- a. Manufacture of cans and containers.
- b. Cutlery, tableware, hand tools, and hardware.
- c. Plumbing and heating items.
- d. Wrought iron fabrication.
- e. Manufacture and assembly of fencing.
- f. Machine, welding, and blacksmith shops.
- g. Metal stamps and forged metal products.
- h. Manufacture of ordnance and firearms, not including explosives.
- i. Jewelry.

(ix) Machinery:

- a. Engines, turbines, and parts.
 - b. Farm, garden construction, and industrial machinery.
 - c. Office and computing machines.
 - d. Refrigeration and heating equipment.
 - e. Equipment sales, rental, and storage.
- (x) Electrical equipment:
 - a. Electrical and electronic apparatus and components.
 - b. Appliances.
 - c. Lighting and wiring.
 - d. Radio, television, and communications equipment.
 - e. Musical and recording equipment.
- (xi) Transportation and related industries:
 - a. Motorcycles, bicycles, and parts manufacture.
- (xii) Engineering and scientific instruments:
 - a. Measuring devices, watches, clocks, and related items.
 - b. Optical goods, medical instruments, supplies, and equipment and photography equipment.
- (xiii) Industrial uses:
 - a. Cotton ginning.
 - b. Public utility substations and storage yards.
 - c. Heliports.
 - d. Communications and microwave installations.
 - e. Mini warehouses.
- (b) The following service and commercial uses:
 - (i) Banks and financial institutions.
 - (ii) Blueprint and duplicating services.
 - (iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (iv) Laboratories, film, medical, research, or testing centers.
 - (v) Office equipment sales and service.
 - (vi) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - (vii) Parking lots and parking structures.
 - (viii) Restaurants and other eating establishments.
 - (ix) Vehicle and motorcycle repair shops.
 - (x) Barber and beauty shops.
 - (xi) Body and fender shops, and spray painting.

- (xii) Building materials sales yard.
 - (xiii) Day care centers.
 - (xiv) Health and exercise centers.
 - (xv) Hardware and home improvement center.
 - (xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling located on the same parcel as a permitted industrial use.
 - (xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - (xviii) Nurseries and garden supply stores.
 - (xix) Car and truck washes.
 - (xx) Signs, on-site advertising.
 - (xxi) Feed and grain sales.
 - (xxii) Fortune telling, spiritualism, or similar activity.
 - (xxiii) Churches, temples, or other structures used primarily for religious worship.
- (3) The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:
- (a) Meat packing plants, not including slaughtering or rendering of animals.
 - (b) Cemeteries, crematories, and mausoleums.
 - (c) Brewery, distillery, or winery.
 - (d) Acid and abrasives manufacturing.
 - (e) Fertilizer production, organic or inorganic.
 - (f) Paints and varnishes manufacturing and incidental storage.
 - (g) Airports.
 - (h) Poultry and egg processing.
 - (i) Drive-in theaters.
 - (j) Lumber yards.
 - (k) Fabrication of manufactured housing and mobilehomes.
 - (l) Fabrication of metal buildings.
 - (m) Vehicles, aircraft, boats and parts manufacture.
 - (n) Railroad equipment.
 - (o) Travel trailers and recreational vehicles manufacture.
 - (p) Vehicle storage and impoundment.

- (q) Trailer and boat storage.
 - (r) Railroad yards and stations.
 - (s) Building movers storage yard.
 - (t) Mini storage facilities for the general public.
 - (u) Warehousing and distribution.
 - (v) Cold storage plant.
 - (w) Contractor storage yards.
 - (x) Truck and trailer sales and rental.
 - (y) Mobilehome sales lots.
 - (z) Recycling collection facilities.
 - (aa) Paper storage and recycling, not within a building.
 - (bb) Concrete batch plants and asphalt plants.
 - (cc) Recycling processing facilities.
 - (dd) Recycling of wood, metal and construction wastes.
 - (ee) Disposal service operations, not including transfer stations.
 - (ff) Draying, freighting and trucking operations.
 - (gg) Natural gas storage, above-ground.
 - (hh) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
 - (ii) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.
- (4) A conditional use permit required for the uses listed in subsection (3)(j)—(ii) of this section 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:
- (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) 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.
 - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) Development agreement. Notwithstanding any other provision, the requirement of a conditional use permit in subsection (3)(j)—(ii) of this section shall not apply to any property for which a development agreement has been adopted by the City Council.
- (6) Prospective application. No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County of Riverside or City of Jurupa

Valley which are still in effect, as of the effective date of Ordinance No. 2012-10.

- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (1), (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (2) and (3) of this section may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(B), 11-1-2012; Ord. No. 2017-09, § 7B., 9-21-2017)

Sec. 9.148.030. - Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to Title 7.

Sec. 9.148.040. - Development standards.

The following development standards shall apply in the M-SC Zone.

- (1) *Lot size.* The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.
- (2) *Setbacks.*
 - (a) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
 - (b) Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in subsection (1) of this section, there is no minimum setback.
 - (c) Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.
 - (d) Within the exception of those portions of the setback area for which landscaping is required by subsection (5) of this section, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in subsection (1) of this section, may also be used for loading docks.
- (3) *Height requirements.* The height of structures, including buildings, shall be as follows:
 - (a) Structures shall not exceed forty (40) feet at the yard setback line.
 - (b) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.

- (c) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred and five approved pursuant to Section 9.240.370.
- (d) Broadcasting antennas shall not exceed fifty (50) feet unless a greater height is approved pursuant to Section 9.240.370.
- (4) *Masonry wall*. Prior to occupancy of any industrial use permitted in this chapter, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body.
- (5) *Landscaping*.
 - (a) A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated.
 - (b) A minimum ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.
 - (c) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.
- (6) *Parking areas*. Parking areas shall be provided as required by Section 9.240.120.
- (7) *Trash collection areas*. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- (8) *Outside storage and service areas*. Outside storage and service areas shall be screened by structures or landscaping.
- (9) *Utilities*. Utilities shall be installed underground except electrical lines rated at thirty-three (33) kV or greater.
- (10) *Mechanical equipment*. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- (11) *Lighting*. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Sec. 9.148.050. - Exceptions to development standards.

The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.148.060. - Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330 and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1, 6-7-2012)

CHAPTER 9.150. - M-M ZONE (MANUFACTURING-MEDIUM)

Sec. 9.150.010. - Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure the new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-M Zone.

Sec. 9.150.020. - Uses permitted.

The following uses shall be permitted:

- (1) Agricultural uses of the soils for crops including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330.
 - (a) The following industrial and manufacturing areas:
 - (i) Food products:
 - a. Meat and poultry products, including meat packing but not including slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Beverages.
 - g. Ice.
 - h. Wineries, distilleries and breweries.
 - (ii) Textile products:
 - a. Cotton, wool, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor covering mills.
 - e. Yarn and thread mills.

- (iii) Lumber and wood products:
 - a. Saw and planing mills.
 - b. Manufacture of containers and crates.
 - c. Fabricated wood buildings and structures.
 - d. Manufacture of furniture and fixtures including cabinets, partitions and similar items.
 - e. Paper shredding.
- (iv) Paper products:
 - a. Paper and paperboard mills.
 - b. Manufacture of containers and boxes.
 - c. Paper shredding.
 - d. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
 - e. Binding of books and other publications.
- (v) Chemicals and related products:
 - a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - b. Manufacture of drugs and pharmaceuticals.
 - c. Soaps, cleaners, and toiletries.
 - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- (vi) Rubber, plastic and synthetic products:
 - a. Manufacture of tires and tubes.
 - b. Fabrication of rubber, plastic, and synthetic products.
- (vii) Leather products:
 - a. Tanning and finishing of leather.
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
- (viii) Stone, clay, glass, and concrete products:
 - a. Stone cutting and related activities.
 - b. Pottery and similar items.
 - c. Glass blowing, pressing and cutting.
 - d. Glassware products.
 - e. Manufacture of concrete, gypsum, plaster and mineral products.
- (ix) Metal products, fabricated:
 - a. Manufacture of cans and containers.
 - b. Cutlery, tableware, hand tools, and hardware.

- c. Plumbing and heating items.
- d. Wrought iron fabrication.
- e. Manufacture and assembly of fencing.
- f. Machine, welding, and blacksmith shops.
- g. Metal stamps and forged metal products.
- h. Manufacture of ordnance and firearms, not including explosives.
- i. Jewelry.

(x) Machinery:

- a. Engines, turbines, and parts.
- b. Farm, garden, construction, and industrial machinery.
- c. Office and computing machines.
- d. Refrigeration and heating equipment.
- e. Equipment sales, rental, and storage.

(xi) Electrical equipment:

- a. Electrical and electronic apparatus and components.
- b. Appliances.
- c. Lighting and wiring.
- d. Radio, television, and communications equipment.
- e. Musical and recording equipment.

(xii) Transportation and related industries: Motorcycles, bicycles, and parts manufacture.

(xiii) Engineering and scientific instruments:

- a. Measuring device, watches, clocks, and related items.
- b. Optical goods.
- c. Medical instruments, supplies, and equipment and photography equipment.

(xiv) Industrial uses:

- a. Laboratories and research centers.
- b. Cotton ginning.
- c. Public utility substations and storage yards.
- d. Heliports.
- e. Animal training.
- f. Communications and microwave installations.
- g. Breweries, distilleries, and wineries.
- h. Mini warehouses.

(b) The following service and commercial uses:

- (i) Banks and financial institutions.
 - (ii) Blueprint and duplicating services.
 - (iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (iv) Laboratories, film, medical, research, or testing.
 - (v) Office equipment sales and service.
 - (vi) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - (vii) Parking lots and parking structures.
 - (viii) Restaurants and other eating establishments.
 - (ix) Vehicle and motorcycle repair shops.
 - (x) Barber and beauty shops.
 - (xi) Body and fender shops, and spray painting.
 - (xii) Building materials sales yard.
 - (xiii) Day care centers.
 - (xiv) Health and exercise centers.
 - (xv) Hardware and home improvement centers.
 - (xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling, located on the same parcel as a permitted industrial use.
 - (xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - (xviii) Nurseries and garden supply.
 - (xix) Car and truck washes.
 - (xx) Feed and grain sales.
 - (xxi) Signs, on-site advertising.
 - (xxii) Churches, temples and other places of religious worship.
- (3) The following uses are permitted, provided a conditional use permit has been granted pursuant to Section 9.240.280:
- (a) Abattoirs.
 - (b) Cemeteries, crematories and mausoleums.
 - (c) Cotton ginning.

- (d) Acid and abrasives manufacturing.
- (e) Fertilizer production, and processing organic or inorganic.
- (f) Paints and varnishes manufacturing and incidental storage.
- (g) Drive-in theaters.
- (h) Airports.
- (i) Sand blasting.
- (j) Gas, steam, and oil drilling operations.
- (k) Swap meets.
- (l) Smelting metal and foundries.
- (m) Lumber yards.
- (n) Fabrication of manufactured housing and mobilehomes.
- (o) Fabrication of metal buildings.
- (p) Vehicles, aircraft, boats and parts manufacture.
- (q) Railroad equipment.
- (r) Travel trailers and recreational vehicles manufacture.
- (s) Draying, freighting and trucking operations.
- (t) Railroad yards and stations.
- (u) Vehicle storage and impoundment.
- (v) Trailer and boat storage.
- (w) Building movers storage yard.
- (x) Mini storage facilities for the general public.
- (y) Warehousing and distribution.
- (z) Cold storage plant.
- (aa) Contractor storage yards.
- (bb) Truck and trailer sales and rental.
- (cc) Mobilehome sales lots.
- (dd) Recycling collection facilities.
- (ee) Auto wrecking and junk yards.
- (ff) Paper storage and recycling, not within a building.
- (gg) Concrete batch plants and asphalt plants.
- (hh) Recycling processing facilities.
 - (ii) Recycling of wood, metal and construction wastes.
 - (jj) Disposal service operations.
- (kk) Sewerage treatment plants.

- (ll) Dump sites.
 - (mm) Natural gas, above-ground storage.
 - (nn) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
 - (oo) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.
- (4) A conditional use permit required for the uses listed in subsection (3)(m)—(oo) of this section shall not be granted unless the applicant demonstrates that the proposed uses meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following additional findings:
- (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) 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.
 - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) Development agreement. Notwithstanding any other provision, the requirements of a conditional use permit in subsection (3)(m)—(oo) of this section shall not apply to any property for which a development agreement has been adopted by the City Council.
- (6) Prospective application. No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County or City of Jurupa Valley are still in effect, as of the effective date of Ordinance No. 2012-10.
- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (1), (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (1) and (2) of this section may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(C), 11-1-2012; Ord. No. 2017-09, § 7C., 9-21-2017)

Sec. 9.150.030. - Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to Title 7.

Sec. 9.150.040. - Development standards.

The following development standards shall apply in the M-M Zone.

- (1) *Lot size.* The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.
- (2) *Setbacks.*
 - (a) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
 - (b) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those specified in subsection (2)(a) of this section, there is no minimum setback.
 - (c) With the exception of those portions of the setback area for which landscaping is required by subsection (5) of this section, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with zoning classification, other than those zones specified in subsection (2)(a) of this section, may also be used for loading docks.
- (3) *Height requirements.* The height of structures, including buildings, shall be as follows:
 - (a) Structures shall not exceed forty (40) feet at the yard setback line.
 - (b) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.
 - (c) Structures other than buildings shall not exceed fifty (50) feet unless a height up to 105 feet is approved pursuant to Section 9.240.370.
 - (d) Broadcasting antennas shall not exceed fifty (50) feet unless a greater height is approved pursuant to Section 9.240.370.
- (4) *Masonry wall.* Prior to occupancy of any industrial use permitted in this chapter, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body.
- (5) *Landscaping.*
 - (a) A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated.
 - (b) A minimum of ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said

landscaping strip shall not include landscaping located within the street right-of-way.

- (c) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.
- (6) *Parking areas.* Parking areas shall be provided as required by Section 9.240.120.
- (7) *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- (8) *Outside storage and service areas.* Outside storage and service areas may be required to be screened by structures or landscaping.
- (9) *Utilities.* Utilities shall be installed underground except electrical lines rated at thirty-three (33) kV or greater.
- (10) *Mechanical equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- (11) *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Sec. 9.150.050. - Exceptions to development standards.

The development standards contained herein, except lot size, setbacks and height may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1, 6-7-2012)

Sec. 9.150.060. - Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330, and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1, 6-7-2012)

CHAPTER 9.155. - M-H ZONE (MANUFACTURING-HEAVY)

Sec. 9.155.010. - Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure that new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-H Zone.

Sec. 9.155.020. - Uses permitted.

The following uses shall be permitted:

- (1) Agricultural uses of the soils for crops including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330:
 - (a) The following industrial and manufacturing uses:
 - (i) Food products:
 - a. Meat and poultry products, including meat packing but not including slaughtering.
 - b. Dairy products, not including dairies.
 - c. Canning and preserving fruits and vegetables.
 - d. Grain and bakery products.
 - e. Sugar and confectionery products.
 - f. Beverages, including alcoholic beverages.
 - g. Wineries, distilleries, and breweries.
 - h. Ice.
 - (ii) Textile products:
 - a. Cotton, wool, and synthetic weaving and finishing mills.
 - b. Wearing apparel and accessory products.
 - c. Knitting mills.
 - d. Floor coverings mills.
 - e. Yarn and thread mills.
 - (iii) Lumber and wood products:

- a. Saw and planing mills.
 - b. Manufacture of containers and crates.
 - c. Fabrication of wood buildings and structures.
 - d. Manufacture of furniture and fixtures including cabinets, partitions, and similar items.
- (iv) Paper products:
- a. Paper and paperboard mills.
 - b. Manufacture of containers and boxes.
 - c. Paper shredding.
 - d. Printing and publishing of newspaper, periodicals, books, forms cards and similar items.
 - e. Binding of books and other publications.
- (v) Chemicals and related products:
- a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
 - b. Manufacture of drugs and pharmaceuticals.
 - c. Soaps, cleaners, and toiletries.
 - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
 - e. Paints and varnishes.
- (vi) Rubber and plastic and synthetic products:
- a. Manufacture of tires and tubes.
 - b. Fabrication of rubber, plastics, and synthetic products.
- (vii) Leather products:
- a. Tanning and finishing of leather.
 - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
- (viii) Stone, clay, glass, and concrete products:
- a. Stone cutting and related activities.
 - b. Pottery and similar items.
 - c. Glass blowing, pressing and cutting.
 - d. Glassware products.
 - e. Manufacture of concrete, gypsum, plaster and mineral products.
- (ix) Metal products:
- a. Manufacture of cans and containers.
 - b. Cutlery, tableware, hand tools, and hardware.
 - c. Plumbing and heating items.
 - d. Wrought iron fabrication.
 - e. Manufacture and assembly of fencing.

- f. Machine, welding, and blacksmith shops.
 - g. Metal stamps and forged metal products.
 - h. Manufacture of ordnance and firearms, not including explosives.
 - i. Jewelry.
- (x) Primary metal industries:
 - a. Foundries.
 - b. Rolling and drawing metals.
 - c. Casting metals.
 - d. Blast furnaces.
 - e. Smelting of metals.
- (xi) Machinery:
 - a. Engines, turbines, and parts.
 - b. Farm, garden construction, and industrial machinery.
 - c. Office and computing machines.
 - d. Refrigeration and heating equipment.
 - e. Equipment sales, rental, and storage.
- (xii) Electrical equipment:
 - a. Electrical and electronic apparatus and components.
 - b. Appliances.
 - c. Lighting and wiring.
 - d. Radio, television, and communications equipment.
 - e. Musical and recording equipment.
- (xiii) Transportation and related industries: Motorcycles, bicycles, and parts.
- (xiv) Engineering and scientific instruments:
 - a. Measuring devices, watches, clocks, and related items.
 - b. Optical goods, medical instruments, supplies, and equipment, and photography equipment.
- (xv) Industrial uses:
 - a. Laboratories and research centers.
 - b. Cotton ginning.
 - c. Public utility substations and storage yards.
 - d. Heliports.
 - e. Communications and microwave installations.
 - f. Sand blasting.
 - g. Airports.
 - h. Mini warehouses.

- (b) The following service and commercial uses:
- (i) Banks and financial institutions.
 - (ii) Blueprint and duplicating services.
 - (iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
 - (iv) Laboratories, film, medical, research, or testing.
 - (v) Office equipment sales and service.
 - (vi) Offices, professional sales and service, including business, law, medical dental, chiropractic, architectural, and engineering.
 - (vii) Parking lots and parking structures.
 - (viii) Restaurants and other eating establishments.
 - (ix) Vehicle and motorcycle repair.
 - (x) Barber and beauty shops.
 - (xi) Body and fender shops, and spray painting.
 - (xii) Building materials sales yard.
 - (xiii) Day care centers.
 - (xiv) Health and exercise centers.
 - (xv) Hardware and home improvement centers.
 - (xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in lieu of any other one (1) family dwelling, located on the same parcel as a permitted industrial use.
 - (xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
 - (xviii) Nurseries and garden supply.
 - (xix) Signs, on-site advertising.
 - (xx) Feed and grain sales.
 - (xxi) Churches, temples and other places of religious worship.
- (3) The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:
- (a) Abattoirs.
 - (b) Petroleum refineries.
 - (c) Cotton ginning.
 - (d) Acid and abrasives manufacturing.
 - (e) Fertilizer production, and processing organic or inorganic.

- (f) Drive-in theaters.
- (g) Explosives manufacturing and testing.
- (h) Gas, steam, and oil drilling operations.
- (i) Swap meets.
- (j) Processing and rendering of fats and oils.
- (k) Lumber yards.
- (l) Fabrication of metal buildings.
- (m) Vehicles, aircraft, boats and parts manufacture.
- (n) Railroad equipment.
- (o) Travel trailers and recreational vehicles manufacture.
- (p) Draying, freighting, and trucking operations.
- (q) Railroad yards and stations.
- (r) Vehicle storage and impoundment.
- (s) Trailer and boat storage.
- (t) Building movers storage yard.
- (u) Mini storage facilities for the general public.
- (v) Warehousing and distribution.
- (w) Cold storage plant.
- (x) Recycling collection facilities.
- (y) Recycling of wood, metal and construction wastes.
- (z) Contractor storage yards.
- (aa) Trailer and truck sales and rentals.
- (bb) Mobilehome sales lots.
- (cc) Storage and fabrication of modular buildings.
- (dd) Auto wrecking and junk yards.
- (ee) Concrete batch plants and asphalt plants.
- (ff) Disposal service operations.
- (gg) Dump sites.
- (hh) Sewerage treatment plants.
- (ii) Recycling processing facilities.
- (jj) Natural gas, above-ground storage.
- (kk) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
- (ll) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.*) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.

- (mm) A hazardous waste facility is permitted, provided a hazardous waste facility siting permit has been granted 9.240.450.
- (nn) Pallet yards (storage, sales, repairing, refurbishing, manufacturing), provided they satisfy the provisions of Section 9.240.530.
- (4) A conditional use permit required for the uses listed in subsection (3)(k)—(nn) 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 requirements:
 - (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
 - (b) The proposed use will not impact traffic on local or collector streets.
 - (c) 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.
 - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) *Development agreement.* Notwithstanding any other provision, the requirement of a conditional use permit in subsection (3)(k)—(nn) shall not apply to any property for which a development agreement has been adopted by the City Council.
- (6) *Prospective application.* No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County or City of Jurupa Valley which are still in effect, as of the effective date of Ordinance No. 2012-10.
- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (2) and (3) of this section may be considered a permitted or conditionally permitted use providing that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § (D), 11-1-2012; Ord. No. 2017-09, § 7D., 9-21-2017; Ord. No. 2018-02, §§ 5, 6, 3-1-2018)

Sec. 9.155.030. - Development standards.

The following development standards shall apply in the M-H Zone.

- a. *Lot size.* The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average

width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.

b. *Setbacks.*

- (1) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
- (2) Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback.
- (3) Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.
- (4) With the exception of those portions of the setback area for which landscaping is required by subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.

c. *Height requirements.* The height of structures, including buildings, shall be as follows:

- (1) Structures shall not exceed forty (40) feet at the yard setback line.
- (2) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370 of this title.
- (3) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred five (105) feet is approved pursuant to Section 9.240.370 of this title.

d. *Masonry wall.* Prior to occupancy of any industrial use permitted in this article, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight (8) feet in height. Materials within the enclosed yard shall not be placed so as to exceed the height of the surrounding wall, or berm and wall.

e. *Landscaping.*

- (1) A minimum often percent of the site proposed for development shall be landscaped and irrigated.
- (2) A minimum ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways, Said landscaping strip shall not include landscaping located within the street right-of-way.
- (3) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.

f. *Parking areas.* Parking areas shall be provided as required by Section 9.240.120 of this title.

g. *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

- h. *Outside storage and service areas.* Outside storage and service areas may be required to be screened by structural landscaping.
- i. *Utilities.* Utilities shall be installed underground except electrical lines rated at 33kV or greater.
- j. *Mechanical equipment.* Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- k. *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

(Ord. No. 2012-02, § 1(12.4), 6-7-2012)

Sec. 9.155.040. - Exceptions to development standards.

The development standards contained herein, except lot size, setbacks, and height, may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1(12.5), 6-7-2012)

Sec. 9.155.050. - Manufacturing site development permit.

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330 and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

(Ord. No. 2012-02, § 1(12.6), 6-7-2012)

CHAPTER 9.112. - B-P ZONE (BUSINESS PARK)

Sec. 9.112.010. - Purpose and application.

The B-P Zone is intended to provide for research and development, light manufacturing, business sales and services and other business-supporting commercial uses. It is not intended to include general warehousing, shipping, or logistics. The B-P Zone implements and is consistent with the Business Park land use category of the General Plan.

(Ord. No. 2017-09, § 5, 9-21-2017)

Sec. 9.112.020. - Uses permitted.

A. The following uses are permitted:

- (1) Bakery—Wholesale.
- (2) Banks, financial services, ATMs.
- (3) Business support services.
- (4) Catering services.
- (5) Copying and quick printer services.
- (6) Laboratory—Medical, analytical, research, testing.
- (7) Manufacturing—Light.
- (8) Media production—Broadcast studio.
- (9) Printing and publishing.
- (10) Offices, professional sales and services, including business, law, medical, dental, chiropractic, architectural and engineering, public utilities.
- (11) Restaurant.
- (12) School—College, university, vocational, specialized training.
- (13) Social service organization.
- (14) Transit stop, station or terminal.
- (15) Veterinary clinic/hospital, boarding (indoor).

B. The following uses are permitted provided approval of a site development permit shall first have been obtained pursuant to the provisions of Section [9.240.330]:

- (1) Ambulance, taxi, and/or limousine dispatch facility.
- (2) Antennas and telecommunications facilities.
- (3) Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (4) Commercial recreation facility—Indoor.

- (5) Conference facilities.
 - (6) Convenience market.
 - (7) Equipment sales and rental.
 - (8) Fitness/health facility.
 - (9) Maintenance services.
 - (10) Medical services—Clinic, urgent care.
 - (11) Microbrewery—Brewpub, craft brewery.
 - (12) Office-supporting retail.
 - (13) Parking lots and structures.
 - (14) Personal services—Nails, beauty salon, barber.
 - (15) Repair services—Electronic equipment, large appliances, etc.
 - (16) Warehouse stores—Forty-five thousand (45,000) square feet or less gross floor area.
 - (17) Work/live units.
 - (18) Vehicle services—Repair and maintenance.
 - (19) Studio—Art, dance, martial arts, music, etc.
- C. The following uses are permitted provided a conditional use permit has been granted pursuant to Section [9.240.280]:
- (1) Auto, truck, motorcycle, boat and RV sales, rental and repair.
 - (2) Bar/tavern.
 - (3) Furniture and fixtures manufacturing, cabinet shop.
 - (4) Hotel, motel, extended stay hotel.
 - (5) Heliports.
 - (6) Hospital.
 - (7) Mortuary, funeral home.
 - (8) Public safety facilities (police, fire, EMT, etc.)
 - (9) Warehouse stores—Greater than forty-five thousand (45,000) square feet gross floor area.
- D. Uses not listed. Any use that is not specifically listed in Subsections A., B., and C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- E. Legally established uses. It is the intent of the City Council that a legally established pre-existing land use of an occupied property shall not assume a nonconforming status as a result of the adoption of the 2017 General Plan and the concurrent or subsequent adoption of a change of zone for consistency with the 2017 General Plan. Any pre-existing use certified pursuant to Section [9.240.080] that is not specifically listed in subsections A., B., and C. shall be considered a permitted or conditionally permitted use the same as

provided for such use under the zoning classification of the subject property prior to the adoption of the new zoning classification concurrent with, or subsequent to, the effective date of City Council Resolution No. 2017-14 adopting the 2017 General Plan. The expansion of significant modification of such a pre-existing use shall be subject to the approval process and zoning requirements that had governed the category of use in which it fell under the prior zoning classification. However, nothing in this subsection shall be construed to mean that a site development permit or conditional use permit is required to continue such pre-existing use.

(Ord. No. 2017-09, § 5, 9-21-2017)

Sec. 9.112.030. - Development standards.

The following shall be the standards of development in the B-P Zone:

- (1) *Lot size.* The minimum lot size shall be one-half (0.5) acre (twenty-one thousand seven hundred eighty (21,780)) square feet with a minimum average lot width of one hundred (100) feet, minimum average lot depth of one hundred (100) feet and minimum lot frontage width of fifty (50) feet.
- (2) *Height.* The maximum height of all structures, including buildings, shall be thirty-five (35) feet at the yard setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each yard setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height.
- (3) *Landscaping.* A minimum fifteen (15) percent of the net area of the site (exclusive of right-of-way) shall be landscaped and maintained, and automatic irrigation shall be installed.
- (4) *Street setbacks.* A minimum twenty-five (25) foot setback shall be required on any street. A minimum ten (10) foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways, or landscaping.
- (5) *Side yard setbacks.* The minimum side yard setback shall equal not less than ten (10) feet for the two (2) side lot areas combined.
- (6) *Rear yard setback.* The minimum rear yard setback shall be fifteen (15) feet.
- (7) *Other setbacks.* A minimum one hundred (100) foot setback shall be required on any boundary where the business park property abuts a residential or commercially zoned property. A minimum of twenty (20) feet of the setback shall be landscaped. The other setback area may also be used for trails, bicycle, motorcycle and automobile parking, trash/recycling enclosure, driveways or landscaping. Block walls or other fencing may be required. Barbed wire or concertina wire shall not be allowed.
- (8) *Screening.* Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.
- (9) *Outside storage.* Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are

screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park site development permit approved pursuant to Section [9.145.040], and shall be set back at least ten (10) feet from the street line.

- (10) *Parking.* Parking shall be provided as required by [Section 9.240.120].
- (11) *Utilities.* All new utilities shall be underground.
- (12) *Roof-mounted equipment.* All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand three hundred twenty (1,320) feet.
- (13) *Signs.* All signs shall be in conformance with [Chapter 9.245].
- (14) *Site lighting.* All lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

(Ord. No. 2017-09, § 5, 9-21-2017)