



PLANNING COMMISSION AGENDA

WEDNESDAY, JULY 8, 2026 AT 7:00 P.M.

CITY COUNCIL CHAMBERS
8930 LIMONITE AVENUE
JURUPA VALLEY, CA 92509

A. *As a courtesy to those in attendance, we ask that cell phones be turned off or set to their silent mode and that you keep talking to a minimum so that all persons can hear the comments of the public and Planning Commission.*

B. *A member of the public who wishes to speak under Public Comments must fill out a "Speaker Card" and submit it to the Planning Secretary **BEFORE** the Chair calls for Public Comments on an agenda item. Each agenda item will be open for public comments before taking action. Public comments on subjects that are not on the agenda can be made during the "Public Appearance/Comments" portion of the agenda. The public may submit comments via email to: vventura@jurupavalley.org before 5:00 p.m. on the scheduled meeting date.*

C. *Members of the public who wish to comment on the CONSENT CALENDAR may do so during the Public Comment portion of the Agenda prior to the adoption of the Consent Calendar.*

D. *As a courtesy to others and to assure that each person wishing to be heard has an opportunity to speak, please limit your comments to 3 minutes.*

E. *To live stream this meeting, please click on the following link:*

<https://www.jurupavalley.org/422/Meeting-Videos>

I. CALL TO ORDER AND ROLL CALL

CHAIR

LAURA SHULTZ

CHAIR PRO TEM

URIEL DE LA TORRE

COMMISSIONERS

ARLEEN PRUITT

CHRISTOBAL ROSALES

GEORGE RUIZ

II. PLEDGE OF ALLEGIANCE

III. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

IV. CONSENT CALENDAR

Agenda Items 1, 2, and 3 are Consent Calendar Items. All may be approved by adoption of the Consent Calendar, by one (1) motion. There will be no separate discussion of these items unless Member(s) of the Planning Commission request that specific items be removed from the Consent Calendar for separate discussion and action.

ITEM NO. 1

Approval of Agenda

ITEM NO. 2

Approval of the June 10, 2026 Minutes

Documents:

[ITEM NO. 2.PDF](#)

ITEM NO. 3

Consideration of any items removed from the Consent Calendar.

V. PUBLIC HEARING

ITEM NO. 4

PROJECT: CONTINUED PUBLIC HEARING TO CONSIDER MASTER APPLICATION NO. 25123 (MA25123), ZONING CODE AMENDMENT NO. 25006 (ZCA25006) AMENDING CHAPTERS 9.148 AND 9.240 OF TITLE 9 (PLANNING AND ZONING) TO ADD BUS DISPATCH FACILITY AS A PERMITTED USE WITH A CUP IN THE M-SC ZONE AND DEVELOPMENT STANDARDS APPLICANT: LESLIE STARKS

RECOMMENDATION: It is recommended that the Planning Commission conduct a continued public hearing and adopt PC-0011 recommending that the City Council adopt an ordinance amending Chapters 9.148 and 9.240 of Title 9 (Planning and Zoning) and finding that the Ordinance is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Documents:

[ITEM NO. 4.PDF](#)

ITEM NO. 5

PROJECT: PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT NO. 26004 (ZCA26004) TO AMEND SECTION 9.240.510 (METAL SHIPPING CONTAINERS) TO ESTABLISH UPDATED METAL SHIPPING CONTAINER REGULATIONS

RECOMMENDATION:

That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0015 recommending that the City Council:

1. Approve Zoning Code Amendment No. 26004 (ZCA26004) to amend Section 9.240.510 to establish updated regulations for metal shipping containers used as a residential accessory use and make other minor clarifying and technical revisions; and
2. Make a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Documents:

[ITEM NO. 5.PDF](#)

VI. COMMISSION BUSINESS

None.

VII. PUBLIC APPEARANCE/COMMENTS (30 MINUTES)

VIII. PLANNING COMMISSIONERS' REPORTS AND COMMENTS

IX. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

X. ADJOURNMENT

Adjournment to the Planning Commission meeting on Wednesday, July 22, 2026.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if you need special assistance to participate in a meeting of the Jurupa Valley City Council or other services, please contact Jurupa Valley City Hall at (951) 332-6464. Notification at least 48 hours prior to the meeting or time when services are needed will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agendas of public meetings and any other writings distributed to all, or a majority of, the Jurupa Valley Planning Commission in connection with a matter subject to discussion or consideration at an open meeting of the Planning Commission are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509, at the time the writing is distributed to all, or a majority of, the Jurupa Valley Planning Commission. The Planning Commission may also post the writing on its Internet website at www.jurupavalley.org