



## PLANNING COMMISSION AGENDA

WEDNESDAY, JUNE 10, 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](mailto: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>

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## **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, 3 and 4 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 May 27, 2026 Minutes

Documents:

[ITEM NO. 2.PDF](#)

### **ITEM NO. 3**

**PROJECT:** A RESOLUTION OF THE PLANNING COMMISSION TO APPROVE MASTER APPLICATION (MA) NO. MA24059 COMMUNITY BENEFIT PERMIT (CBP) NO. 24001 AND VARIANCE (VAR) NO. 26003 TO ALLOW A RIDING ACADEMY (QUEEN OF HEARTS THERAPEUTIC RIDING CENTER) AND TO ALLOW ACCESSORY STRUCTURES AND ANIMALS WITHIN REQUIRED SETBACKS LOCATED 6405 DANA AVENUE (APN: 157-052-002).

**APPLICANT:** Robin Kilcoyne

**RECOMMENDATION:** Adopt a Resolution approving Master Application No.

MA24059, Community Benefit Permit No. 24001, and Variance No. 26003 for the operation of the Queen of Hearts Therapeutic Riding Center and to allow specified accessory structures, animal-keeping areas, and parking improvements to remain within required setbacks at 6405 Dana Avenue (APN 157-052-002), subject to Conditions of Approval.

Documents:

[ITEM NO. 3.PDF](#)

#### **ITEM NO. 4**

Consideration of any items removed from the Consent Calendar.

#### **V. PUBLIC HEARING**

#### **ITEM NO. 5**

**PROJECT:** 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

**RECOMMENDATION:** It is recommended that the Planning Commission conduct a 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. 5.PDF](#)

#### **ITEM NO. 6**

**PROJECT:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 26087: CONDITIONAL USE PERMIT (CUP) NO. 26006 FOR THE SALE OF ALCOHOLIC BEVERAGES, BEER AND WINE ONLY, FOR ON-PREMISES CONSUMPTION ONLY, FOR THE EXISTING BENGEE SUSHI RESTAURANT LOCATED AT 4176 PYRITE ST. STE 104

**APPLICANT:** MICHELLE ZHANG

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and by motion, adopt Resolution No. PC-0013 approving:

1. Approving Conditional Use Permit (CUP) No. 26006, to allow the sales of beer and wine for on-premises consumption within an existing restaurant; and

2. Make a finding of exemption under the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline Section 15301 (Existing Facilities).

Documents:

**ITEM NO. 6.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, June 24, 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](http://www.jurupavalley.org)