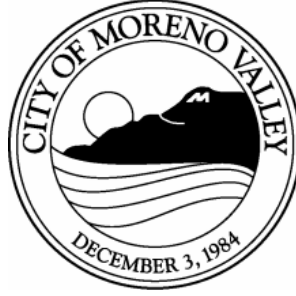

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

MATTHEW CHEN
Vice Chairperson

JEFFREY SIMS
Commissioner



OMAR COBIAN
Commissioner

JOANN STEPHAN
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, July 28, 2022 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, members of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the ADA Coordinator, at 951.413.3350 at least 72 hours before the meeting. The 72 hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. Planning Commission Minutes – Regular Meeting – July 14, 2022 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: PEN22-0091 Conditional Use Permit
PEN21-0184 Tentative Tract Map

- Applicant: D.R. Horton Los Angeles Holding Company, Inc.

- Property Owners: The 26th Corporation
Valley Christian Church

- Representative: Megan Kay Whieldon, D.R. Horton Los Angeles Holding Company, Inc.

- Location: Southwest corner of Alessandro Boulevard and Oliver Street
(APN: 486-260-003, -004, -005, and -009)

- Case Planner: Luis Lopez

- Council District: 3

- Proposal: The Applicant requests approval of the following entitlements:
1) Conditional Use Permit for a Planned Unit Development, and
2) Tentative Tract Map 38236 to subdivide a 26.74-acre site into two hundred and four (204) single-family residential lots in the Downtown Center (DC) District.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, August 11, 2022, at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM
July 14, 2022**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:00 p.m., by Chair DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chair	Present
	Matthew Chen	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Omar Cobian	Commissioner	Absent
	Joann Stephan	Commissioner	Present

PLEDGE OF ALLEGIANCE

Commissioner Stephan led the pledge of allegiance.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Chen, Vice-Chairperson
SECONDER: Joann Stephan, Commissioner
AYES: Matthew Chen, Joann Stephan, Alvin DeJohnette, Jeffrey Sims

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers:
Roy Bleckert

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 12, 2022, 7:00 PM

Commissioner Stephan recused herself as she was not part of the meeting held on May 12, 2022.

NON-PUBLIC HEARING ITEMS

1. Appointment of Subcommittee for Review of Planning Commission Rules and Procedures

No Public Speakers.

Chair DeJohnette and Vice-Chair Chen volunteered to be a part of the subcommittee.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for the operation of a Commercial Cannabis Dispensary within an existing 1,786 square-foot suite within the Lakeside Plaza. (Report of: Planning Commission)
 - A. **Staff recommends that the Planning Commission take the following actions:**
 1. **APPROVE** Resolution No. 2022-32, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN22-0063) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) a Class 1 Exemption (Section 15301, Existing Facilities); and
 - b) **APPROVE** Conditional Use Permit PEN22-0063 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:32 PM.

Speakers:
Fred Banuelos
Fa Xiao

Public Hearing Closed: 7:42 PM.

Public Hearing Re-Opened: 7:43 PM.

Public Hearing Closed: 7:51 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffrey Sims, Commissioner
SECONDER:	Matthew Chen, Vice-Chairperson
AYES:	Jeffery Sims, Matthew Chen, Alvin DeJohnette, Joann Stephan

2. Conditional Use Permit for the operation of a Commercial Cannabis Dispensary within a 2,445 square-foot existing suite. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2022-34, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN22-0037) is categorically exempt from the provisions of the California

Environmental Quality Act (CEQA) a Class 1 Exemption (Section 15301, Existing Facilities); and

- b) **APPROVE** Conditional Use Permit PEN22-0037 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 8:10 PM.

Speakers:
Fred Banuelos

Public Hearing Closed: 8:16 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffrey Sims, Commissioner
SECONDER:	Joann Stephan, Commissioner
AYES:	Jeffery Sims, Joann Stephan, Alvin DeJohnette, Matthew Chen

- 3. The Applicant is requesting Plot Plan approval for the development of a 164,187 square foot light industrial building (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions:

- 1. **ADOPT** Resolution No. 2022-33, attached hereto, and:
 - a) **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan PEN20-0162 on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts; and
 - b) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Project, which consists of Plot Plan PEN20-0162 pursuant to CEQA and the CEQA Guidelines.
- 2. **ADOPT** Resolution No. 2022-35 attached hereto, and:
 - a) **APPROVE** Plot Plan PEN20-0162 based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2020-35.

Public Hearing Opened: 9:06 PM.

Speakers:
Ernesto Sarabia

Minutes Acceptance: Minutes of Jul 14, 2022 7:00 PM (CONSENT CALENDAR)

Janet Bernabe
Richard Licerio
Fred Banuelos
Julie Luu
Maricio Garauito
Nathaly Ortiz
Jose Garcia
Mark Iverson
Roy Bleckert

Public Hearing Closed: 9:32 PM.

RESULT: **APPROVED [3-1]**
MOVER: Jeffrey Sims, Commissioner
SECONDER: Joann Stephan, Commissioner
AYES: Joann Stephan, Alvin DeJohnette, Matthew Chen,
NAYS: Jeffery Sims

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official welcomed back Commissioner Stephan to the Planning Commission; Provided an update on the Yum Yum Donuts application; and introduced new staff.

PLANNING COMMISSIONER COMMENTS

No Commissioner comments.

ADJOURNMENT

There being no further business before the Planning Commission, Chair DeJohnette adjourned the meeting at 10:04 pm.

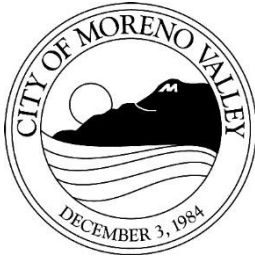
Submitted by:

Approved by:

Naudia Samuels
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Jul 14, 2022 7:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: July 28, 2022

CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND TENTATIVE TRACT MAP NO. 38236 FOR A 204-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON 26.74 ACRES OF VACANT LAND.

Case: PEN22-0091 Conditional Use Permit
PEN21-0184 Tentative Tract Map

Applicant: D.R. Horton Los Angeles Holding Company, Inc.

Property Owners: The 26th Corporation
Valley Christian Church

Representative: Megan Kay Whieldon, D.R. Horton Los Angeles Holding Company, Inc.

Location: Southwest corner of Alessandro Boulevard and Oliver Street (APN: 486-260-003, -004, -005, and -009)

Case Planner: Luis Lopez

Council District: 3

Proposal: The Applicant requests approval of the following entitlements: 1) Conditional Use Permit for a Planned Unit Development, and 2) Tentative Tract Map 38236 to subdivide a 26.74-acre site into two hundred four (204) single-family residential lots in the Downtown Center (DC) District.

SUMMARY

The Applicant, D.R. Horton, submitted a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and a Tentative Tract Map Application. The PUD is required in

order to establish flexible standards as encouraged by the Downtown Center (DC) District purpose statements, to address development standards for small-lot detached residential housing on the periphery of the Downtown Center (DC) designation of the General Plan. The Tentative Tract Map (TTM 38236) application is for the subdivision of 26.74 gross acres of vacant land into two hundred four (204) single-family lots and associated amenities and public improvements (“Proposed Project”).

PROJECT DESCRIPTION

The Proposed Project consists of a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and a Tentative Tract Map (TTM).

Planned Unit Development

The Downtown Center (DC) District allows for detached single-family developments, approved through a Planned Unit Development (PUD), on the periphery of the Downtown Center (DC) District. A PUD was prepared to establish development standards and design guidelines for the tract required by the Downtown Center (DC) District. A PUD provides greater innovation in housing development, such as a variation in lot sizes, setbacks, and amenities not found in standard housing tracts.

The proposed PUD provides guidelines for various architectural styles for the home sites that meet or exceed City-wide design standards in the Municipal Code. All development within the tract must meet the standards stated in the PUD, including plotting, setbacks, open space areas, and architecture. Additionally, the PUD provides design guidelines for the public park amenities, design features for community entrances, and other common-area improvements.

The development will introduce two new communities with different housing product types. The “Stella Place” community, with 58 lots on the western portion of the tract, will have the smallest lots (i.e., typical 2,800 sq. ft. lots), with homes ranging in size from 1,575 to 1,900 square feet. The “Bella Serra” community with 146 lots on the eastern portions of the tract, will have lots that are 3,600 sq. ft. or larger, with homes ranging in size from 1,575 to 2,384 square feet. All homes are two-story construction with attached two-car garages. Both Stella Place and Bella Sierra will have three different floor plans and three different elevation types, as required by the Municipal Code.

Tentative Tract Map

Tentative Tract Map No. 38236 will subdivide the 26.74-acre site into two hundred four (204) single-family lots, subject to the provisions of the proposed PUD. The TTM would also create a combination of private and public streets and a 1.80-acre park site. Several “lettered lots” are included for common area lots, four water quality basins, and guest parking areas, to be maintained by the Homeowners Association (HOA).

The overall residential lots range in size from 2,800 to 5,512 sq. ft. With the approval of the TTM , the Proposed Project would meet the applicable objectives of the CUP for the PUD.

Site/Surrounding Area

The approximately 26.74-acre vacant site is located on the southwest corner of Alessandro Boulevard and Oliver Street.

Surrounding land uses to the north are vacant land and single-family homes within the Downtown Center (DC) District and the Residential 3 (R3) District. The property west of the site is vacant land in the Downtown Center (DC) District. The properties to the south are vacant and estate residential lots in the Residential Agriculture 2 (RA2) District. The two adjoining parcels to the east, across Oliver Street, have an existing church and vacant land in the Residential 5 (R5) District.

Access/Parking

Access to the “Stella Place” community will be from two entrances on the west side of Street “A” connecting to Alessandro Boulevard. The “Bella Serra” community will have one entrance on the east side of Street “A” and one entrance on the east side of Street “C” connecting to the Brodiaea Avenue extension (to be dedicated and improved as part of the Proposed Project). Additionally, a third community entrance into the “Bella Serra” community will be located on the west side of Oliver Street.

All internal streets will be private, have 26 feet of width, and are maintained by the newly established HOA. As such, there will be no street parking allowed inside the communities. However, the development will provide several designated “guest parking” areas generally dispersed throughout the subdivision. These guest parking spaces include a combination of 90-degree and parallel parking stalls. There are 28 guest parking stalls proposed in the “Stella Place” community (west of Street “A”) and 94 guest parking spaces offered in the “Bella Serra” community (east of Streets “A” and “C”). Additionally, there will be street parking available on Street “A.”

Each of the residential lots will have a two-car garage with a driveway that can accommodate two parking spaces in front of the garage door. Due to the reduced lot widths and side yard setbacks, no additional parking is available in the home sites' side or rear yard areas.

Design/Landscaping

The PUD guidelines include three building footprints for each of the two products (Stella Place and Bella Sierra). Stella Place will have three different elevation styles: 1) Tuscan, 2) Traditional, and 3) Spanish. Bella Sierra will also have three different elevation styles: 1) Traditional, 2) Spanish, and 3) Craftsman. Each building style will have three color combinations to provide interest among the housing types.

The PUD document shows typical plot plan configurations for the new homes and typical front yard landscaping. The HOA will maintain all front yard landscaping in an effort to maintain a consistent well-maintained appearance of the streetscapes within the community. A conceptual landscape plan in the PUD document shows the typical

street trees along all public streets, landscaping for all entry features, shade trees around the park site, and common area landscaping lots.

The Proposed Project also includes a 1.80-acre park that will primarily serve the local neighborhood, including adjoining developed residential areas. Proposed park improvement amenities include a turf playfield, tot lot, large shade structure with picnic tables and BBQ grills, walkways with park benches, shade trees, and bench seating near the tot lot area.

ENVIRONMENTAL

An Initial Study was prepared by EPD Solutions Inc. in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study examined the potential impacts of the Proposed Project. The Initial Study/Mitigated Negative Declaration (IS/MND) provides information supporting the finding that a Mitigated Negative Declaration (MND) serves as the appropriate CEQA documentation for the Proposed Project. With the implementation of the proposed mitigation measures, the Proposed Project will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis, General Biological Assessment Report, Phase I Cultural Resources Report, Geotechnical and Infiltration Evaluation, Paleontological Assessment, Phase I and Limited Phase II Environmental Site Assessment, Project Specific Water Quality Management Plan, Hydrology Study, Noise Impact Analysis, and Vehicle Miles Traveled Assessment. Copies of the appendices to the IS/MND can be accessed from the link attached to this staff report. The documents can be reviewed at City Hall during operating hours.

Mitigation measures are recommended for the Proposed Project in the following areas: Biological Resources and Cultural/Tribal Resources, all of which are incorporated into the Mitigation Monitoring and Reporting Program (MMRP). The measures for cultural resources have been included to address input from the Tribal governments. The measures are intended to ensure that potential resources that might be discovered are protected. However, these measures are not required to address a known significant impact. Based on the Initial Study and the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Availability for the Initial Study/Mitigated Negative Declaration began on June 24, 2022, and ended on July 23, 2022, which satisfies the required 30-day review period required for the Proposed Project. As of the preparation of this staff report, no comments have been received. Should comments regarding the Proposed Project be received prior to the Planning Commission they will be provided at the public hearing.

REVIEW PROCESS

All appropriate outside agencies have considered the Proposed Project part of the standard review process. The Proposed Project was reviewed by the Project Review

Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

NOTIFICATION

Consistent with the City Municipal Code provisions, public notice was sent to all property owners of record within 600' of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper.

REVIEW AGENCY COMMENTS

Staff has coordinated with outside agencies where applicable, as is the standard review process with these development applications.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- A. That the Planning Commission **ADOPT** Resolution No. 2022-35, attached hereto:
 1. **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN22-0091) for a Planned Unit Development and Tentative Tract Map 38236 (PEN21-0184) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
 2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Project, which consists of a Conditional Use Permit (PEN22-0091) for a Planned Unit Development and Tentative Tract Map 38236 (PEN21 0184), pursuant to CEQA and the CEQA Guidelines.
- B. That the Planning Commission **ADOPT** Resolution No. 2022-36, attached hereto:
 3. **APPROVE** Conditional Use Permit (PEN22-0091) for a Planned Unit Development and Tentative Tract Map No. 38236 (PEN21-0184) based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2022-36.

Prepared by:
Luis Lopez
Contract Planner - Civic Solution

Approved by:
Sean P Kelleher
Planning Division Manager

ATTACHMENTS



To view large attachments, please click your “bookmarks” on the left hand side of this document for the necessary attachment.

1. Resolution No. 2022-35 - IS/MND
2. Exhibit A to Resolution No. 2022-35 - IS/MND
3. Appendix A - Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis
4. Appendix B - General Biological Assessment Report
5. Appendix C - Phase I Cultural Resources Survey
6. Appendix D - Geotechnical and Infiltration Evaluation
7. Appendix E - Paleontological Assessment
8. Appendix F - Phase I and Limited Phase II Environmental Site Assessment
9. Appendix G - Project Specific Water Quality Management Plan
10. Appendix H - Hydrology Report
11. Appendix I - Noise Impact Analysis
12. Appendix J - VMT Analysis
13. Exhibit B to Resolution No. 2022-35 - Notice to Adopt a Mitigated Negative Declaration
14. Exhibit C to Resolution No. 2022-35 - MMRP
15. Resolution No. 2022-36 - CUP/TTM
16. Planned Unit Development Document
17. Project Plans
18. Zoning Map