



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 8, 2024

GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT

Case: General Plan Amendment (PEN23-0072) Change of Zone (PEN23-0071) Conditional Use Permit (PEN23-0070) Tentative Tract Map 38702 (PEN23-0069)

Applicant: David Patton

Property Owner: David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton

Location: Southeast corner of Goya Avenue and Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Tentative Tract Map 38702, and Conditional Use Permit to subdivide approximately 13.73 acres for a Planned Unit Development comprised of 131 detached single-family residences.

CEQA Determination: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SUMMARY

The Applicants, David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton (“Applicants”) are requesting the approval of the Goya (Neighborhood II) at Heritage Park Project, a 131-unit single-family residential project on approximately 13.73 acres with a General Plan Amendment and Change of Zone, to change the land use and zoning, Tentative Tract Map for the 131 single family lots, and a Conditional Use Permit for a Planned Unit Development (PEN23-0070), with associated improvements.

PROJECT DESCRIPTION

Proposed Project

General Plan Amendment

The General Plan Amendment (PEN23-0072) is a request to change the General Plan Land Use Designation of the Project Site from R5 Residential to R10 Residential to provide for a variety of residential products and to encourage innovation in housing types. Developments within R10 Residential areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density for the R10 Residential Land Use Designation is 10.0 dwelling units per acre. The Proposed Project with 131 detached single-family residences on the subject 13.73-acre Project Site provides a density of 9.54 dwelling units per acre.

Change of Zone

The Change of Zone (PEN23-0071) is a request for approval to change the Zoning District classification of the Project Site from Residential 5 (R5) District to Residential Single-Family 10 (RS10). The intent of the Residential Single-Family 10 (RS10) District is to provide for residential development on small single-family lots, such as Planned Unit Developments, with amenities not generally found in suburban subdivisions. This RS10 District is intended for subdivisions at a maximum allowable density of 10.0 dwelling units per acre.

Tentative Tract Map

The proposed Tentative Tract Map No. 38702 (PEN23-0069) is a request for approval to subdivide the 13.73-acre Project Site into 131 single-family residential lots, ranging in size from approximately 2,173 square feet to approximately 4,500 square feet. The average lot size is 2,674 square feet. The subdivision also includes a .43 acre privately maintained and publicly accessible tot lot and dog park.

Conditional Use Permit for Planned Unit Development

The Conditional Use Permit (PEN23-0070) is a request to allow a Planned Unit Development (PUD) comprised of 131 detached single-family residences, a 0.43-acre publicly accessible tot-lot and dog park, a 0.57-acre retention basin, and the required on-site and off-site improvements. The Planned Unit Development allows for flexible development standards to address the unique characteristics of the Project Site. As required for Planned Unit Developments, Design Guidelines have been prepared for the Proposed Project that establishes the land use regulations, development standards, architectural design standards, and landscaping design guidelines, and includes the dedication and maintenance of the permanent open spaces. The Design Guidelines also provide architectural themes for single-family residences and guidance for the neighborhood entrances and perimeter fencing around the community.

Site and Surrounding Area

The Project Site is currently vacant and unimproved. The properties directly to the north, across Goya Avenue, are within the Residential 5 (R5) District, and these properties are a combination of single-family residences and vacant and unimproved parcels. It should be noted that the property directly to the north of the Project Site is vacant and

unimproved and is the subject of Neighborhood I of the proposed Heritage Park Project. The property directly to the east is within the Residential 5 (R5) District and is also vacant and unimproved. The properties directly to the south are within the Residential (R5) District, and these properties are a combination of single-family residences and vacant and unimproved parcels. Property to the west is within the Industrial District of the Moreno Valley Industrial Plan (Specific Plan 208), and developed with an industrial warehouse.

Access/Parking

The primary entrance into the Proposed Project is located on Goya Avenue, and the secondary entrance is located on Indian Street. The Proposed Project demonstrates a pedestrian-oriented development by interconnecting the neighborhoods with 6.5-foot-wide sidewalks along both sides of the internal streets to encourage physical activity by providing safe and convenient pedestrian access to strategically placed parks within walking distance of the residences.

Each single-family residence has a two-car garage, as required by the Municipal Code. Additionally, the proposed private streets are designed to accommodate parking on both sides.

Design/Landscaping

The PUD incorporates architectural guidelines for the proposed development. The applicant is proposing three (3) two-story floor plans and four (4) exterior elevation designs, Ranch, Spanish, Prairie, and Craftsman with various color combinations and architectural design elements using stucco, varied siding finishes, stone, various trim fixtures, and varied rooflines.

The PUD includes typical plot plan configurations for the homes with typical front yard landscaping.

The Homeowner's Association will perform all common area maintenance to ensure a well-maintained appearance of the streetscapes, common areas, including the .43-acre publicly accessible tot lot and dog park, and the retention basin.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the project was deemed complete.

ENVIRONMENTAL

An Initial Study was prepared by Ardurra Group, and accepted by the Planning Division Staff in compliance with the requirements of the California Environmental Quality Act (CEQA) and its guidelines. The Initial Study examined the potential impacts of the Proposed Project on the environment. The Initial Study/Mitigated Negative Declaration

(IS/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, Greenhouse Gas and Energy Impact Analysis; Habitat Assessment and Habitat Conservation Plan; Cultural Resources Assessment; Geotechnical Engineering Investigation; Preliminary Hydrology Study; Water Quality Management Plan; Noise Impact Study; Traffic Impact Analysis; Vehicle Miles Traveled Impact Analysis; and Planned Unit Development Design Guidelines. 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, and online on the City's website.

Mitigation measures are recommended for the Proposed Project in the following areas: Air Quality, Biological Resources, and Tribal and Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Report Program (MMRP). The cultural resources 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 with the implementation of the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Intent to Adopt the Initial Study/Mitigated Negative Declaration (State Clearinghouse Schedule Number 2023120766) began on December 29, 2023, and ended on January 29, 2024, which satisfies the required 30-day public review period required for this Proposed Project. As of the preparation of this staff report, no comments have been received. Written comments related to the Proposed Project received after the preparation of this staff report will be provided at the public hearing.

NOTIFICATION

Consistent with the Municipal Code provisions and applicable law, 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 coordinated with outside agencies where applicable, as is the standard review process for these development applications.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- A. **ADOPT** Resolution No. 2024-07, attached hereto, recommending that the City Council:

1. **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) 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 Proposed Project, which consists of General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) pursuant to CEQA and the CEQA Guidelines.

B. **ADOPT** Resolution No. 2024-08, attached hereto, recommending that the City Council:

1. **APPROVE** General Plan Amendment (PEN23-0072) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-08.

C. **ADOPT** Resolution No. 2024-09, attached hereto, recommending that the City Council:

1. **APPROVE** Change of Zone (PEN23-0071) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-09.

D. **ADOPT** Resolution No. 2024-10, attached hereto, recommending that the City Council:

1. **APPROVE** Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-10.

Prepared by:
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Consultant

Approved by:
Sean P. Kelleher
Acting Assistant City Manager / C.D. Director

ATTACHMENTS

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

1. Resolution No. 2024-07 IS/MND

2. Exhibit A: Initial Study/Mitigated Negative Declaration
3. Appendix A - Air Quality, GHG & Energy Impact Analysis
4. Appendix B - Habitat Assessment & Habitat Conservation Plan
5. Appendix C - Cultural Resources Assessment
6. Appendix D - Geotechnical Engineering Investigation
7. Appendix E - Water Quality Management Plan
8. Appendix F - Preliminary Hydrology Study
9. Appendix G - Traffic Impact Study & VMT Impact Analysis
10. Appendix H - Noise Impact
11. Exhibit B: Mitigation Monitoring and Reporting Program
12. Exhibit C: Notice of Intent to Adopt a Mitigated Negative Declaration
13. Resolution No. 2024-08 General Plan Amendment
14. Resolution No. 2024-09 Change of Zone
15. Resolution No. 2024-10 Conditional Use Permit & Tentative Tract Map 38702
16. PUD Design Guidelines
17. Project Plans 1
18. Project Plans 2
19. Project Plans 3
20. Public Comments