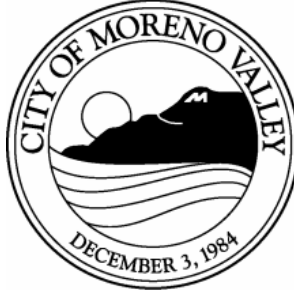

PLANNING COMMISSIONERS

RICK DE JONG
Chair

RAY L. BAKER
Vice-Chair

MICHAEL S. GELLER
Commissioner



RICHARD DOZIER
Commissioner

GEORGE SALAS, JR.
Commissioner

MARIA MARZOEKI
Commissioner

VACANT
Commissioner

PLANNING COMMISSION AGENDA

December 9, 2010

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(ON DISPLAY AT THE REAR OF THE ROOM)

COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

1. Recognition of Former Planning Commissioner: George Riechers
15 Years of Dedicated Service

APPROVAL OF MINUTES

1. NONE

PUBLIC HEARING ITEMS

1. Case Number: P10-020
Case Type: Conditional Use Permit
Applicant: Oasis Community Church
Owner: Oasis Community Church
Representative: Pastor Al Breems
Location: 23750 Alessandro Boulevard
(APNs: 296-300-005 & 296-300-007)
Proposal: Construction of a new 8,700 square foot multipurpose/sanctuary building in the Community Commercial (CC) zone.
Case Planner: Julia Descoteaux

Recommendation: APPROVE Resolution No. 2010-25 and thereby:
 1. RECOGNIZE that P10-020 (Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
 2. APPROVE P10-020 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.
2. Case Number: PA09-0027
Case Type: Conditional Use Permit
Applicant: Soon-Yi Choi
Owner: Soon-Yi Choi
Representative: Justin Kim
Location: 21748 Cottonwood Avenue
Proposal: Conditional Use Permit application to allow the Big #6 Food Mart, a convenience store, to sell alcohol. The alcohol sales would be limited to the license obtained from the Alcohol Beverage control for beer and wine only (Type-20 Off-Sale Beer and Wine license) within the hours of 8:00 am and 8:30 pm.
Case Planner: Julia Descoteaux

Recommendation:

APPROVE Resolution No. 2010-26 and thereby:

1. DENY PA09-0027 (Conditional Use Permit) with no action on the environmental required.
2. APPROVE

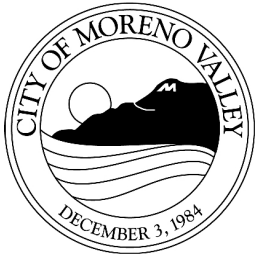
OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

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PLANNING COMMISSION STAFF REPORT

Case: P10-020 - Conditional Use Permit

Date: December 9, 2010

Applicant: Oasis Community Church, Pastor Al Breems

Owner: Oasis Community Church

Representative: Steven Murray, Architect

Location: 23750 Alessandro Boulevard
(APNs: 296-300-005 & 296-300-007)

Redevelopment Area: Yes

Recommendation: Approval

SUMMARY

The applicant, Oasis Community Church, has submitted an application for the construction of a 8,700 square foot sanctuary/multipurpose building. The proposed building will be adjacent to the existing church in the Neighborhood Commercial (NC) zone. The project is consistent with the General Plan and Municipal Code regulations.

PROJECT DESCRIPTION

Project

The proposed project consists of one 8,700 square foot building to be located at 23750 Alessandro Boulevard north of the existing church. The proposed building will be the new sanctuary and multipurpose building for the church. The existing church building located adjacent to the proposed structure will be utilized by the church for offices and Sunday school classrooms.

The City's Municipal Code allows churches with a Conditional Use Permit in the Neighborhood Commercial zone located within 300 feet of residential. Overall, the proposed use appears to be compatible with existing land uses, the General Plan, and City's Municipal Code.

Site

The 5 acre site is located at 23750 Alessandro Boulevard within an existing retail shopping center. The existing church building was constructed with the shopping center and was built as a restaurant.

The zoning is Neighborhood Commercial with a General Plan designation of Commercial.

Surrounding Area

The project site is on 5 acres that is zoned Neighborhood Commercial (NC) and surrounded by Neighborhood Commercial uses to the east and west with Residential, R5 and R20 to the north and Business Park to the south.

Access/Parking

There are several points of access to the integrated shopping center, via Alessandro Boulevard. The existing shared parking with the shopping center will remain.

The proposed project includes using the existing parking. The proposed sanctuary seats 600 and requires a minimum of 200 parking stalls with 201 proposed. Additional overflow parking is available due to reciprocal access to the shopping center.

Design

The project has been reviewed and the design of the existing building conforms to all development standards of the Neighborhood Commercial zone as required within the

Moreno Valley Municipal Code. The church has been designed to match the existing church building in design, color and materials.

As designed, the building will have a composition shingle roof which will match the existing roof in color and materials.

The existing building was originally built as a restaurant and does not match the surrounding shopping center. A City Council initiated code change, since revoked, allowed a themed restaurant without requiring compatibility with the center. The church purchased the two lots within the shopping center and converted the restaurant into a church.

The project will be conditioned to provide landscaping based on current standards. This includes perimeter trees (30ft on center), parking lot trees, and trees calculated per building linear footage (30ft on center). In addition, a hedge/shrub row will be required along the parking lot to the north and to the east of the new building. All new planter areas will meet current standards with existing areas revitalized as needed.

REVIEW PROCESS

The project was submitted in March 2010 with a Project Review Staff Committee meeting held in April 2010. Several revisions were requested and resubmitted by the applicant. All relevant issues have been adequately addressed to the satisfaction of all parties.

ENVIRONMENTAL

The Conditional Use Permit would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-Fill Development Projects).

NOTIFICATION

Public notice was sent to all property owners of record within 300 feet of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper. As of the date of report preparation, there were no inquiries in response to the noticing for this project.

REVIEW AGENCY COMMENTS

As the project will occur within a developed site, the project was review by planning staff for consistency with the Municipal Code and routed internal city staff for review and approval.

STAFF RECOMMENDATION

That the Planning Commission **APPROVE** Resolution No. 2010-25 and thereby:

1. **RECOGNIZE** that P10-020 (Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** P10-020 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

Prepared by:

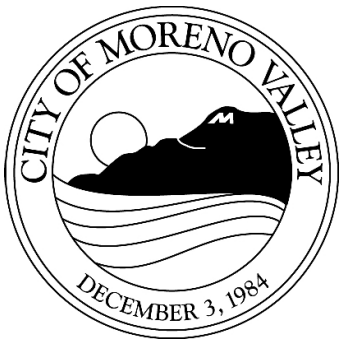
Approved by:

Julia Descoteaux
Associate Planner

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2010-25
with attached conditions of approval
3. Land Use Map
4. Aerial Photograph
5. Project Plans



Notice of PUBLIC HEARING

This may affect your property. Please read.
Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: P10-020 (Conditional Use Permit)

APPLICANT: Oasis Community Church

OWNER: Oasis Community Church

REPRESENTATIVE: Pastor Al Breems

LOCATION: APNs: 296-300-005 & 296-300-007
(23750 Alessandro Blvd)

PROPOSAL: Construction of a new 8,700 square foot multipurpose/sanctuary building in the Community Commercial zone.

ENVIRONMENTAL DETERMINATION: The Plot Plan would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332, Class 32 exemption for In-Fill Development

COUNCIL DISTRICT: 5

STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday) or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: December 9, 2010 at 7 PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

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RESOLUTION NO. 2010-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P10-020, A CONDITIONAL USE PERMIT TO CONTRUCT A 8,700 SQUARE FOOT SANCTUARY/MULTIPURPOSE BUILDING LOCATED AT 23750 ALESSANDRO BOULEVARD (296-300-005 &296-300-007)

WHEREAS, the applicant, Oasis Community Church, filed an application for the approval of P10-020, a Conditional Use Permit as described in the title of this Resolution.

WHEREAS, on December 9, 2010, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on December 9, 2010, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed use is consistent with the General Plan and the City's Municipal Code Neighborhood Commercial (NC) zoning designation. As designed and conditioned, the proposed

sanctuary/multipurpose building is compatible with the General Plan, existing structures and future developments, which may occur within the immediate area.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: As designed and conditioned the proposed conditional use permit is in compliance with the Neighborhood Commercial zoning standards. Any future expansion of the site will require separate review and approval and will be subject to the standards of the underlying zone.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: The proposed project and use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The project would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-Fill Development Projects).

4. **Conformance with City Redevelopment Plans** – The proposed use conforms with any applicable provisions of any city redevelopment plan.

FACT: This project is located within the boundaries of the City of Moreno Valley Redevelopment Project Area, and is in conformance with the provisions of the City redevelopment plan.

5. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

FACT: The location and design of this proposal is consistent with the existing church facility which was constructed within the master plot plan of the existing shopping center.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development impact fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage

Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P10-020, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d) (1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which you have been given a notice similar to this nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2010-25,

1. **RECOGNIZING** P10-020, Conditional Use Permit, qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-Fill Development Projects); and

2. **APPROVING** P10-020, a Conditional Use Permit for construction of a 8,700 square foot sanctuary/multipurpose building located at 23750 Alessandro Boulevard (296-300-005 & 296-300-007) subject to the attached conditions of approval included as Exhibit A.

APPROVED this 9th day of December 2010.

Rick De Jong
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
P10-020
23750 ALESSANDRO BOULEVARD
APN: 296-300-005 & 296-300-007**

APPROVAL DATE: December 9, 2010
EXPIRATION DATE: December 9, 2013

- X Planning (P), including School District (S), Post Office (PO), Building (B)**
- X Fire Prevention Bureau (F)**
- X Public Works, Land Development (LD)**
- X Public Works, Special Districts (SD)**
- X Public Works – Transportation Engineering (TE)**

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

GENERAL CONDITIONS

- P1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P3. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the City Planning Official. (MC 9.14.020)

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Maps	

**PLANNING DIVISION
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
CASE P10-020**

- P4. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P5. A drought tolerant, low water using landscape palette shall be utilized throughout the project to the extent feasible.
- P6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P7. Any signs indicated on the submitted plans are not included with this approval. Any signs proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or approved sign program, if applicable, and shall require separate application and approval by the Community Development Department - Planning Division. (MC 9.12.020)
- P8. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

- P9. **The site has been approved for an 8,700 square foot sanctuary/multipurpose building which will be added to the existing church site. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of a Conditional Use Permit.**
- P10. **The church will be utilizing the existing church building as offices and classrooms. This use is in conjunction with the church and does not to include regular elementary, middle, high or college school activities. (A separate conditional use permit is required for private schools). (PA07-0061 is approved for a 12,000 square foot sanctuary/multi-purpose building. Once constructed, PA07-0061 will be the sanctuary with the existing building and P10-020 being Sunday school classrooms and offices).**
- P11. **Church services and assembly meetings may be held in only one building at a time.**
- P12. **The existing parking lot will be enhanced with landscaping and irrigation per the current city standards, including parking lot trees. All damaged step-outs will be repaired and existing light poles shall be re-painted.**

**PLANNING DIVISION
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
CASE P10-020**

- P13. **The existing reciprocal parking agreement for the shopping center shall remain in effect.**
- P14. **All existing landscaping areas including front setback, planters and parking lot landscaping areas shall be maintained and revitalized if required.**
- P15. **The new structure will match the existing structure in style, texture, color and materials per the approved plans.**

Prior to Issuance of Grading Permits

- P16. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains are potentially Native American, the California Native American Heritage Commission and any and all affected Native American Indians tribes such as the Morongo Band of Mission Indians or the Pechanga Band of Luiseno Indians shall be notified and appropriate measures provided by State law shall be implemented. (GP Objective 23.3, DG, CEQA).

PRIOR TO BUILDING PERMITS

- P17. (BP) Prior to issuance of building permits, the Community Development Department - Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity. (GP Objective 43.30, DG)

**PLANNING DIVISION
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
CASE P10-020**

- P18. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Community Development Department - Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P19. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P20. **(BP) Prior to issuance of building permits, final landscaping and irrigation plans shall be submitted to the Community Development Department - Planning Division for review. All landscape plans shall be approved prior to the release of any building permits for the site. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and Specifications and shall include:**
- A. All finger and end planters shall be included at an interval of one per 12 parking stalls, be a minimum 5' x 16', and include additional 12" concrete step-outs and 6" curbing. (MC9.08.230, City's Landscape Standards)**
 - B. All diamond planters shall be included at an interval of one per 3 parking stalls.**
 - C. Drought tolerant landscape shall be provided. Sod shall be limited to public gathering areas only and not be included along the perimeter of the project site.**
 - D. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).**
 - E. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view. (Landscape Guidelines)**
 - F. Trees shall be planted per the following:**
 - a. End Planters shall have two (2) trees per planter.**
 - b. Finger or diamond planters shall have one (1) tree per planter.**
 - c. Perimeter planter areas shall have one (1) tree per thirty (30) linear feet.**
 - d. Linear building dimension shall have one (1) tree per thirty (30) linear feet.**
 - e. Trees may be massed for pleasing aesthetic effects.**
- P21. **(BP) Prior to the issuance of building permits, the elevation plans shall be**

**PLANNING DIVISION
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
CASE P10-020**

revised to include decorative lighting sconces integrated within all sides of the building to provide up-lighting opportunities and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans.

PRIOR TO CERTIFICATE OF OCCUPANCY

- P22. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P23. (BP/CO) Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be reviewed by the Community Development Department - Planning Division. The landscaping shall be installed in accordance with the City's Landscape Standards and the approved landscape plans, and shall include:
- A. All finger and end planters shall be included at an interval of one per 12 parking stalls, be a minimum 5' x 16' in diameter, and include additional 12" concrete step-outs and curbing.
 - B. Drought tolerant landscape shall be provided. Sod shall be limited to public gathering areas only and not be included along the perimeter of the project site.
 - C. Trees shall be planted per the following:
 - a. End Planters shall have two (2) trees per planter.
 - b. Finger or diamond planters shall have one (1) tree per planter.
 - c. Perimeter planter areas shall have one (1) tree per thirty (30) linear feet.
 - d. Linear building dimension shall have one (1) tree per thirty (30) linear feet.
 - e. Trees may be massed for pleasing aesthetic effects.
 - f. Street trees planted 40' on center in the public right of way.
 - D. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site.

Building and Safety Division

- B1. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as all other city ordinances. All new projects shall provide a soils report. Plans shall be submitted to the Building Department as a separate submittal.

**PLANNING DIVISION
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT
CASE P10-020**

- B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include “as built” plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building Department for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building Department at that time (*applies only to commercial, industrial, and multi-family projects*).
- B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed “Waste Management Plan” (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P10-020
APN: 296-300-005/007
DATE: 10/19/10

FIRE PREVENTION BUREAU

1. Area to between the buildings shall be marked as fire lane and shall not have any other uses. This area shall comply with the requirements of standard conditions F5-F10 listed below.
2. The following Standard Conditions shall apply.

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 1500 GPM for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 508.3, Appendix B and MVMC 8.36.100 Section D) . **A 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2") and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2") shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 508.5.7 & MVMC 8.36.050 Section O and 8.36.100 Section E)
- F4. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

- F5. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)
- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)
- F7. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1.1 and MVMC 8.36.050)
- F8. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.050)
- F9. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4 and MVMC 8.36.050 Section A)
- F10. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3 and MVMC 8.36.050)
- F11. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5 and MVMC 8.36.050)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
- a) Be signed by a registered civil engineer or a certified fire protection engineer;
 - b) Contain a Fire Prevention Bureau approval signature block; and
 - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the

Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 508.1 and MVMC 8.36.100)

- F14. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 510.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.070)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. The Knox-Box shall be supervised by the alarm system and all exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F19. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F20. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations

of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503.2.7 and MVMC 8.36.050 Section I)

- F21. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.050)
- F22. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.050)
- F23. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F24. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F25. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 106)
- F26. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 106)
- F27. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 104)
- F28. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.7)

- F29. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Appendix Chapter 1)
- F30. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

FIRE FLOW LETTER

Date: 5/6/23	Address: _____
Case Number: P10-020	A.P.N.: 296-300-005/007

This is certification the water system is capable of meeting the following required fire flows as determined by the California Fire Code Appendix B.

Based on the information provided on the above referenced case. The fire flow required for this project will be 1500 G.P.M. for duration of 2-HOURS measured at 20-psi residual pressure.

The required fire flow may be adjusted during the approval process to reflect changes in design, construction type or automatic fire protection measures as approved by the Fire Prevention Bureau.

**Applicant/
Developer:** _____

By: _____ **Date:** _____

Title: _____

WATER AGENCY APPROVAL

Name of Agency: _____

Address: _____

Telephone: _____ **Date:** _____

By: _____ **Title:** _____

NOTE: THE COMPLETION AND SUBMITTAL OF THIS LETTER TO THE FIRE PREVENTION BUREAU SHALL NOT BE CONSTRUED AS APPROVAL FOR THE INSTALLATION OF THE REQUIRED FIRE HYDRANT (S) AND/OR WATER SYSTEM.

**CITY OF MORENO VALLEY
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION
CONDITIONS OF APPROVAL
P10-020 – Amended Conditional Use Permit for Church Multi-Purpose Building
APN 296-300-005, 296-300-007**

Note: All Special Conditions are in **Bold** lettering and follow the standard conditions.

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) It is understood that the [conditional use permit](#) correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD3. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as

noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- LD4. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
- LD5. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD6. (G) Upon approval of the [conditional use permit](#) by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD7. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD8. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
 - a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
 - c. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)

- d. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD9. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.
- LD10. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.
- LD11. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD12. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD13. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD14. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.
- LD15. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Building Permit

- LD16. (BP) Prior to issuance of a building permit, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of permit issuance. Following are the requirements:
- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous

operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.

- i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to obtain a building permit 90 days prior to the City's issuance of a building permit and the financial option selected. (California Government Code & Municipal Code)

LD17. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.

Prior to Certificate of Occupancy

LD18. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD19. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD20. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD21. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)

LD22. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.

SPECIAL CONDITIONS

LD23. Prior to precise grading plan approval, the plans shall show that the designer has made a good faith effort to incorporate, to the greatest extent feasible, implementation of water quality treatment. This may be

accomplished via site design, source control and/or treatment control Best Management Practices (BMPs). These water quality BMPs might include but not be limited to, directing the roof drains to a landscaped area instead of directly to the concrete drive or parking lot, including grass swales, utilization of porous pavement, providing additional trash cans, etc. Riverside County's "Supplement A" and "Supplement A – Attachment" shall be used to select on-site BMPs.

LD24. Prior to approval of the grading plan, this project shall submit for review and approval a lot line adjustment for the intention of eliminating the common lot line between APNs 296-300-005 and 296-300-007.

LD25. Prior to issuance of a building permit, this project shall record the lot line adjustment mentioned in condition of approval LD24.

LD26. Prior to issuance of a building permit, the applicant shall submit for review a reciprocal access agreement or similar documentation that demonstrates that this project and other parcels of the commercial center have shared use of driveways as well as ingress/egress to Alessandro Boulevard.

**CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Case No: P10-020 (Amended CUP for a 8,700 sq ft multi purpose bldg)
APNs: 296-300-005 and -007
04.13.10**

PUBLIC WORKS DEPARTMENT

Special Districts Division

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

Acknowledgement of Conditions

The following items are Special Districts' Conditions of Approval for project **P10-020**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480. The applicant is fully responsible for communicating with each designated Special Districts staff member regarding their conditions.

General Conditions

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual Zone A and Zone C charges for operations and capital improvements.

- SD-2 Any damage to existing landscape easement areas due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.

Prior to Building Permit Issuance

- SD-3 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an

existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)

- SD-4 (BP) This project is conditioned to provide a funding source for the capital improvements and/or maintenance for the **Alessandro Blvd.** median landscape. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the following options shall be selected:
- a. Participate in the mail ballot proceeding in compliance with Proposition 218, for Moreno Valley Community Services District **Zone M** (Commercial, Industrial and Multifamily Improved Median Maintenance), and pay all associated costs with the ballot process; or
 - b. Establish an endowment to cover the future maintenance costs of the landscaped area.

The developer must notify Special Districts of intent to request building permits 90 days prior to their issuance and the financial option selected to fund the continued maintenance.

- SD-5 *Commercial* (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the developer must notify Special Districts 90 days prior to the City's issuance of a building permit and the financial option selected to fund the continued maintenance. (California Government Code)

- SD-6 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Declaration of Covenant and Acknowledgement of Assessments** for each assessable parcel therein, whereby the developer covenants and acknowledges the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Declaration of Covenant and Acknowledgement of Assessments shall be submitted to the Special Districts Division.

**For a copy of the Declaration of Covenant and Acknowledgement of the Assessments form, please contact Special Districts, phone 951.413.3480.



**Public Works
Transportation Engineering Division**

MEMORANDUM

To: Julia Descoteaux, Associate Planner
From: Michael Lloyd, Senior Engineer
Date: April 15, 2010
Subject: **Conditions of Approval for P10-020** – Construction of a new 8,700 SF multi-purpose building located at 23750 Alessandro Boulevard.

Attached are the Transportation Engineering Conditions of approval for the subject project.

CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
P10-020

Construction of a new 8,700 SF multi-purpose building located at 23750 Alessandro Boulevard.

Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

Transportation Engineering Division – Conditions of Approval

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

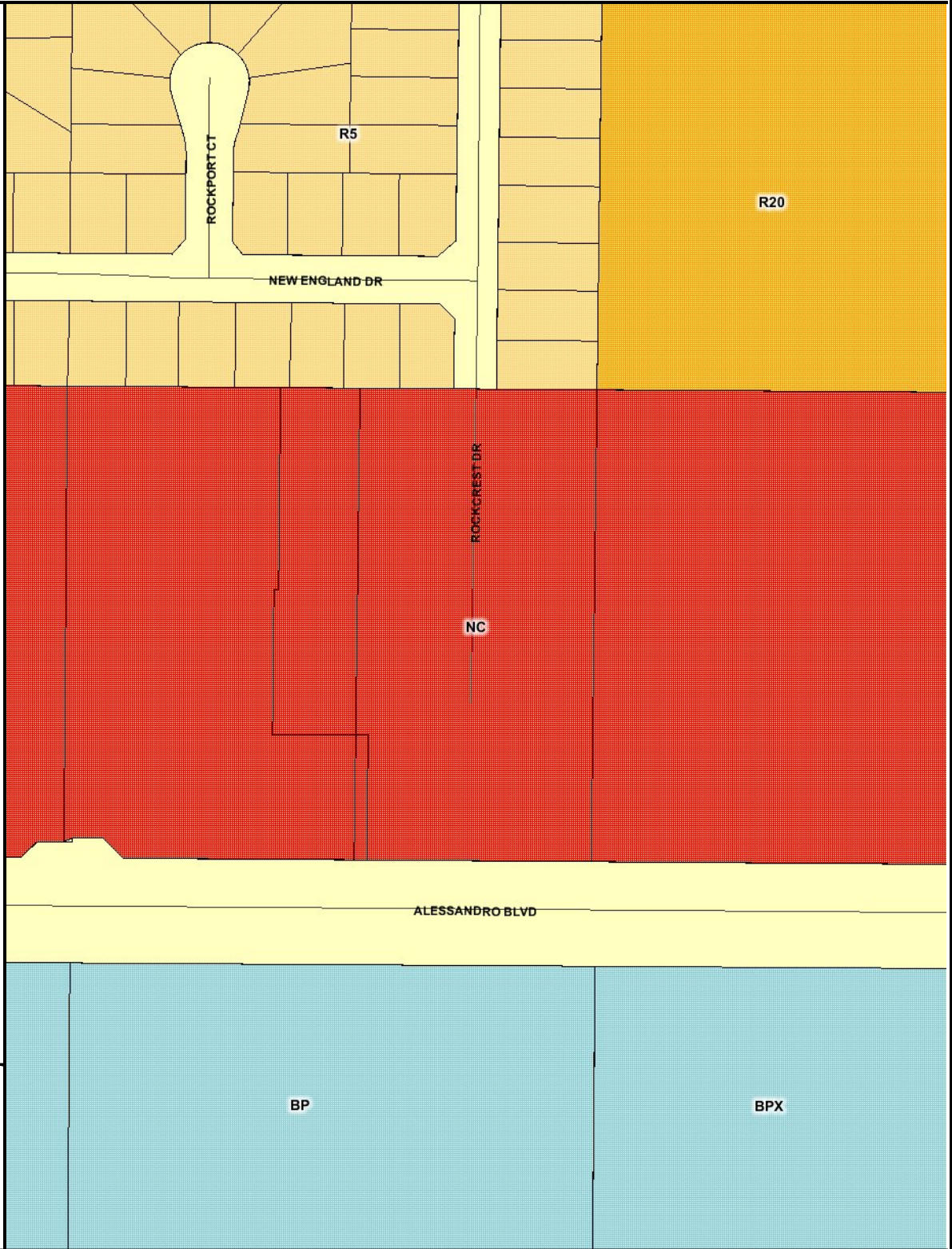
- TE1. Conditions of approval may be modified if project is phased or altered from any approved plans.
- TE2. Sight distance at driveways and on streets shall conform to City of Moreno Valley Standard No. 125A, B, C at the time of preparation of final grading, landscape, and street improvements.
- TE3. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer may be required.

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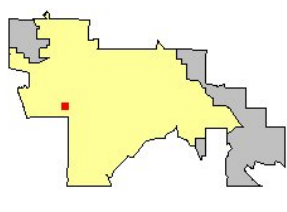
P10-020jd

Legend

-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

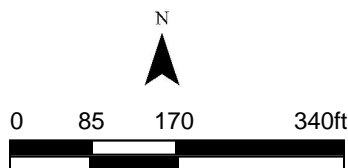


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City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses, or damages resulting from the use of this map.



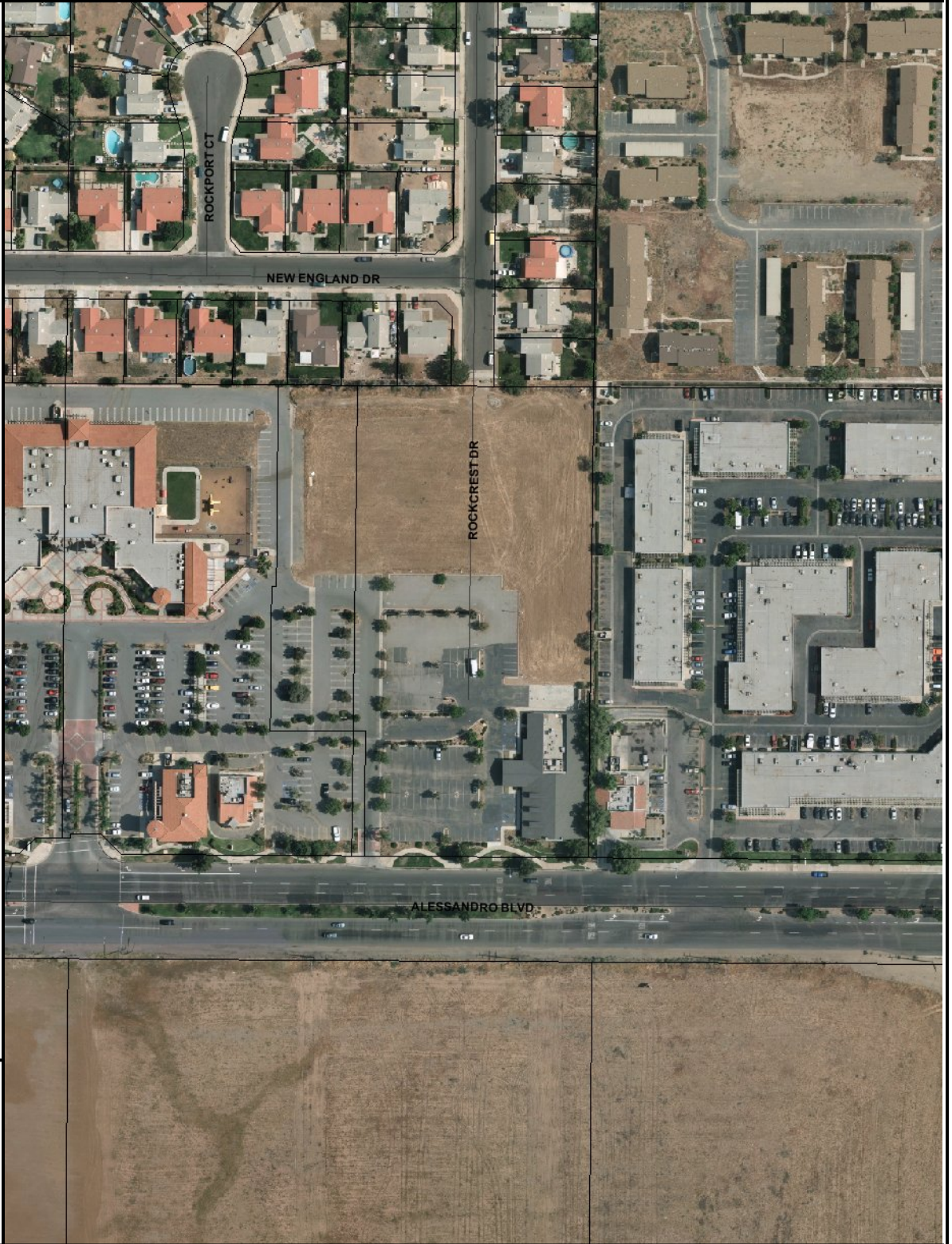
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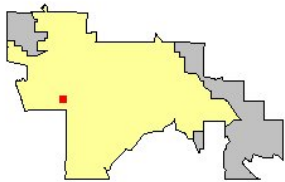
P10-020jd

Legend

-  Highways
-  Parcels
-  Roads
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

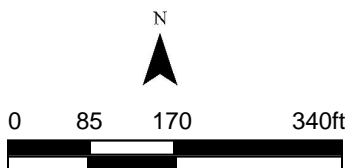


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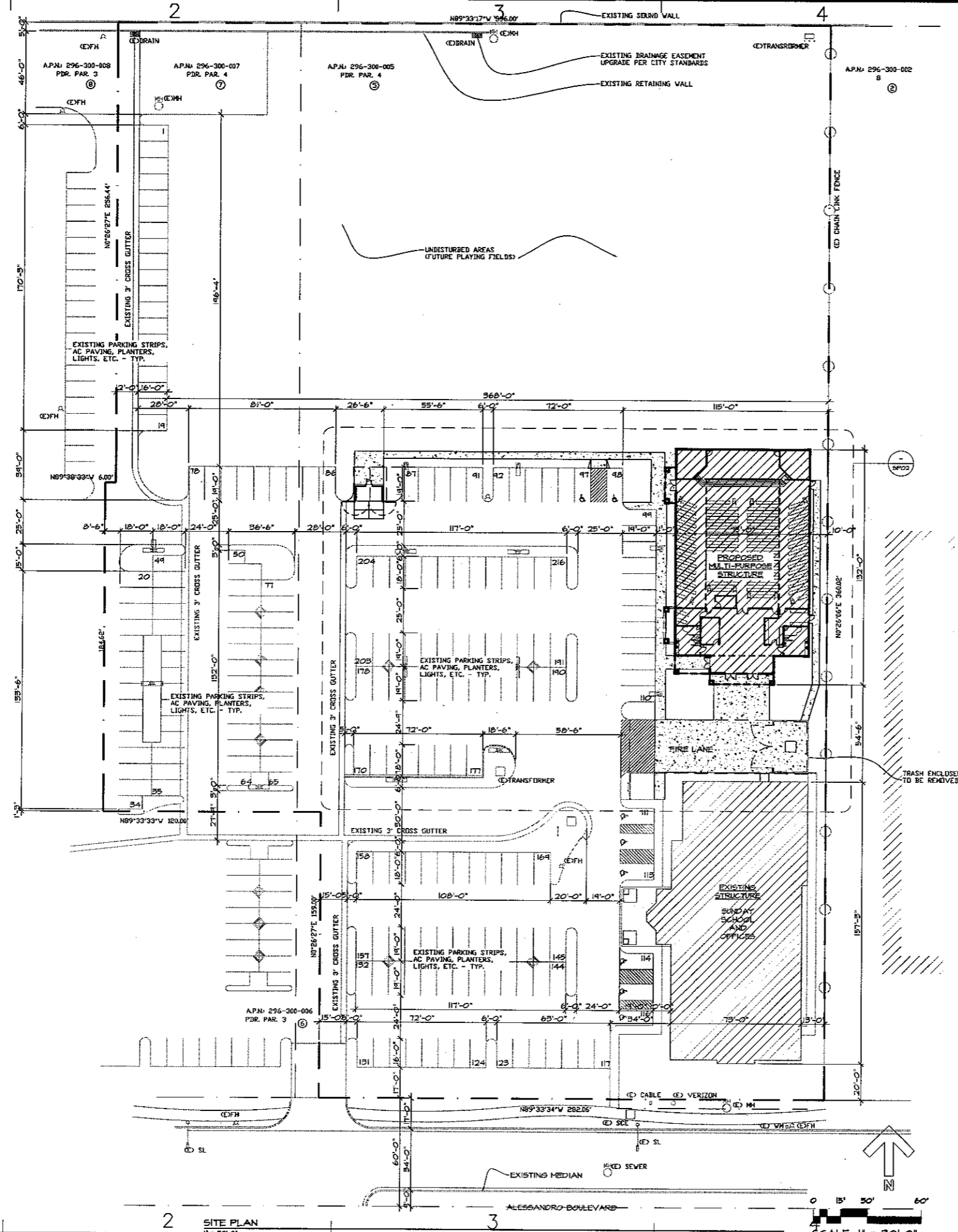
City of Moreno Valley
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APPLICANT
 OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD.
 MORENO VALLEY, CA 92553
 (951) 654-0781

REPRESENTATIVE
 STEVE MURRAY ARCHITECTS (MC-11110)
 3710 W. SIXTH ST., SUITE 210
 SAN BERNARDINO, CA 92401
 (951) 654-1660

LEGAL DESCRIPTION
 LOT 2 AND 12, BLOCK 152
 MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
 SAN BERNARDINO, STATE OF CALIFORNIA.

ASSESSORS PARCEL NUMBER
 246-500-001 + 246-500-005

ZONING
 CC (GENERAL COMMERCIAL)

PROPOSED PROJECT
 MULTIPURPOSE BUILDING FOR CHURCH

STATISTICAL SUMMARY
 LOT AREA: 220,009.49 SQ. FT.
 BUILDING AREAS:
 PROPOSED BUILDING AREA: 9,060.00 SQ. FT.
 PROPOSED COVERED WALK: 550.00 SQ. FT.
 EXISTING BUILDING AREA: 1,008.00 SQ. FT.
 EXISTING COVERED WALK: 640.00 SQ. FT.

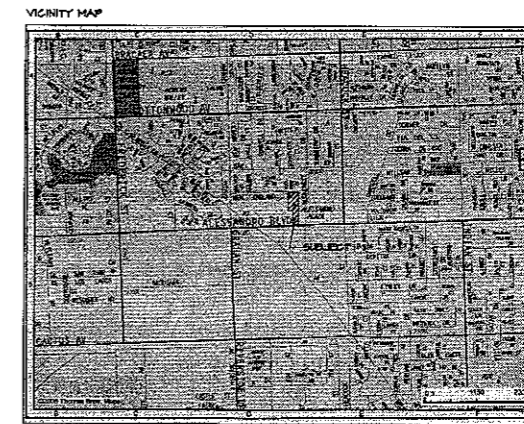
PARKING CALCULATION
 REGULAR PARKING STALLS: 4704'
 HANDICAPPED PARKING STALL: 4704'
 MULTIPURPOSE BUILDING: 8,700.00 SQ. FT.
 REQUIRED PARKING STALLS: 600 SEATLES = 300 STALLS
 TOTAL PARKING PROVIDED: (224) STALLS

COVERED AREA
 SITE AREA: 5.06 ACRES (220,014.00 SQ. FT.)
 BUILDING AREA: 2,700.00 SQ. FT.
 EXISTING: 1,008.00 SQ. FT.
 COVERED WALK: 1,028.00 SQ. FT.
 20,214.00 SQ. FT. 7%

PARKING, LANDSCAPING, UNDISTURBED:
 82,251.00 SQ. FT.
 12,668.00 SQ. FT.
 80,500.00 SQ. FT.

UTILITIES
 (ALL LOCATED IN ALESSANDRO TO SITE)
 WATER: EASTERN MUNICIPAL WATER DISTRICT (MSU 428-5777)
 SEWER: EASTERN MUNICIPAL WATER DISTRICT (MSU 428-5777)
 GAS: THE GAS COMPANY (800) 421-2000
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 655-4235
 PHONE: VERIZON (800) 455-3000
 SOLID WASTE: WASTE MANAGEMENT (800) 428-4486

NOTES
 * PATH OF TRAVEL CROSS GRADE TO BE LESS THAN 2%
 GRADE IN DIRECTION OF PATH TO BE LESS THAN 5%
 * SUBSTANDARD AND MISSING IMPROVEMENTS SHALL BE REPAIRED, REPLACED
 OR INSTALLED PER CITY'S DIRECTION
 * EXISTING DRAINS AND CATCH BASINS PATH SHALL BE CLEANED AND CLEARED
 * SEE ACCESSIBILITY SHEETS FOR DESIGN DRAWINGS AND NOTES
 * 2% MAX. CROSS SLOPES ON SIDEWALKS
 * RAMP OVER 5% SHALL MEET ACCESSIBLE RAMP GUIDELINES
 * ALL NEW SIGNS UNDER SEPARATE REVIEW AND APPROVAL



LEGEND
 (EFH) EXISTING FIRE HYDRANT
 (EMH) EXISTING MAN HOLE
 (ESL) EXISTING STREET LIGHT
 (ECABLE) EXISTING CABLE BOX
 (EVERISON) EXISTING "VERIZON" VAULT
 (ESCE) EXISTING SOUTHERN CALIFORNIA EDISON VAULT

PROJECT NO: _____
CAD DWG FILE: SP01 SITE PLANNING
DRAWN BY: JC
CHECK'D BY: SPM
COPYRIGHT: _____

SHEET TITLE
 SITE PLAN
 ATTACHMENT 5

DATE: 6-17-10
PROJECT NO: PP10-020

SPM ARCHITECT
 STEVEN-PAUL-MURRAY ARCHITECT
 370-W-6TH-ST., SAN-BERNARDINO, CA-92401
 909.884.7660

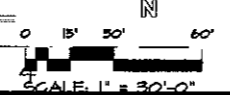
CONSULTANTS

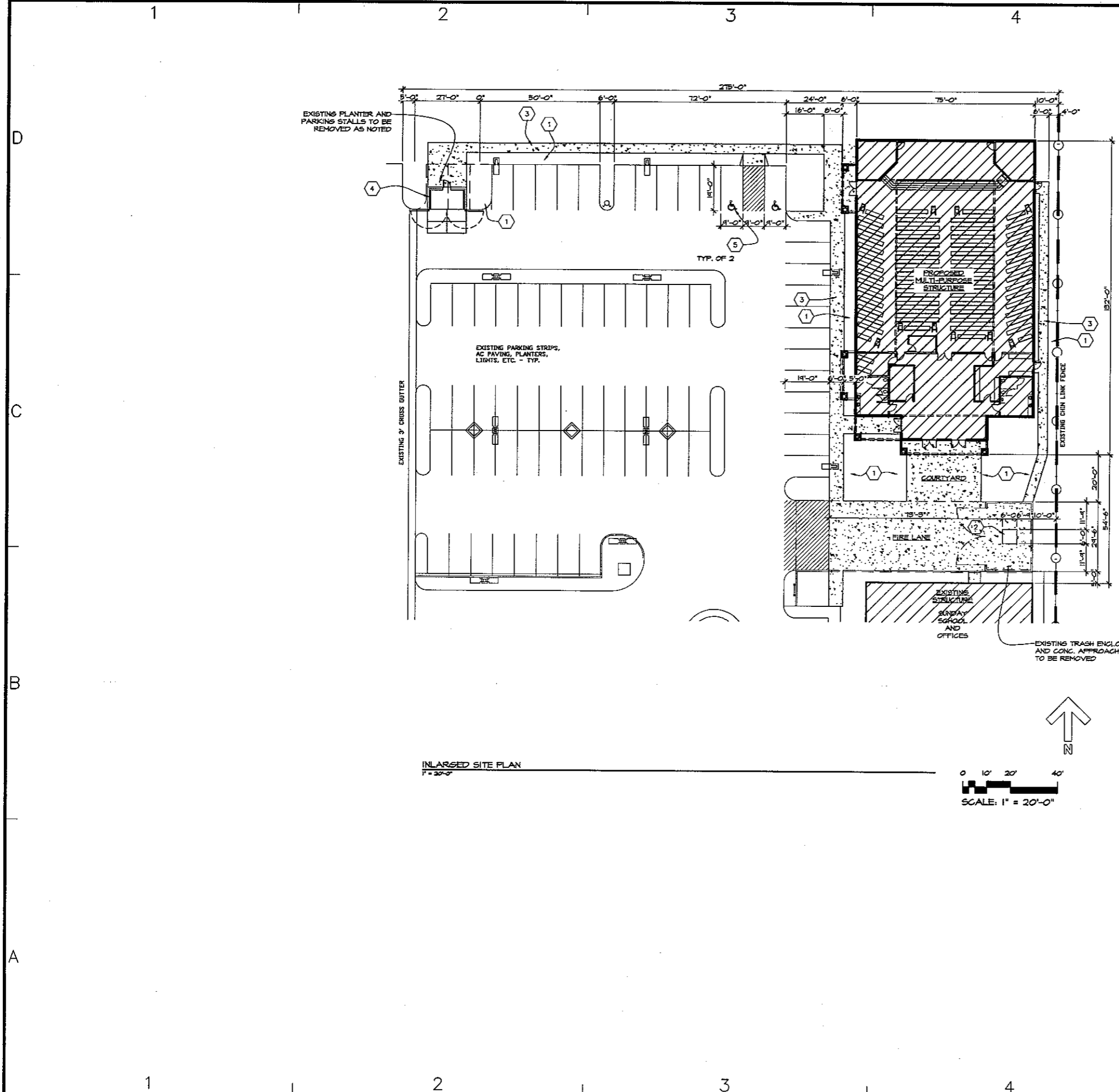
OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553
 OWNER: OASIS COMMUNITY CHURCH
 23750 Alessandro Blvd Moreno Valley, Ca 92553

MARK	DATE	DESCRIPTION

SHEET SP01 **OF** _____

1
2
3
4
D
C
B
A
1
2
3
4
5





KEYNOTES

- ① LANDSCAPING - SEE LANDSCAPING PLANS
- ② PLANTER - SEE LANDSCAPING PLANS
- ③ 4" CONCRETE WALK W/ BROOM FINISH
- ④ TRASH ENCLOSURE 627A W/ COVER - PER CITY STANDARDS
- ⑤ H.C. PARKING STRIP - PER CITY STANDARDS

SPM

ARCHITECT

STEVEN-PAUL-MURRAY

ARCHITECT

370-W.-6TH-ST., SAN-BERNARDINO, CA-92401
909.884.7660

CONSULTANTS



OWNER

OASIS COMMUNITY CHURCH
23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553

OWNER

OASIS COMMUNITY CHURCH
23750 Alessandro Blvd Moreno Valley, Ca 92553

MARK	DATE	DESCRIPTION

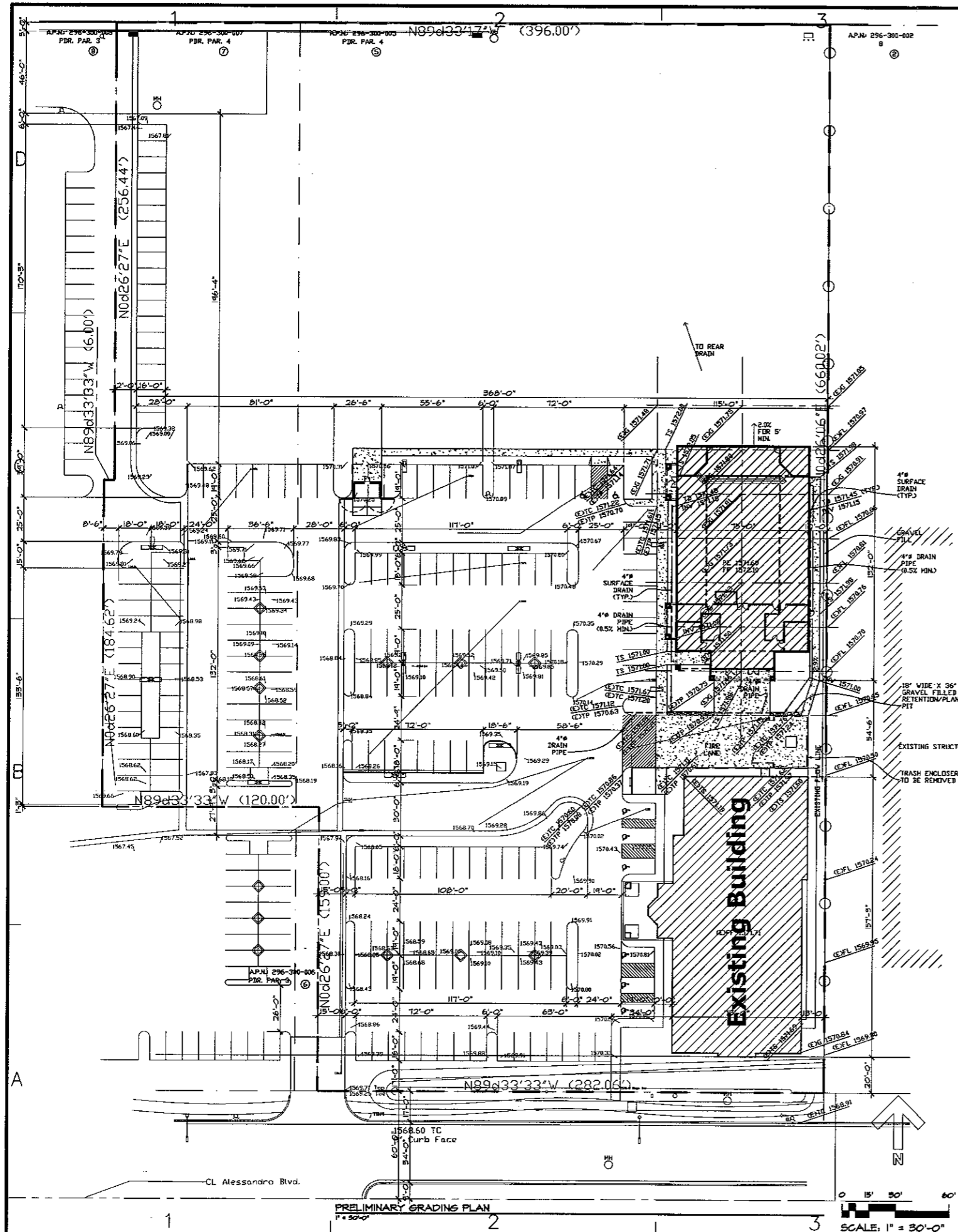
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 CAD DWG FILE: SP02 INLARGED SITE PLAN.DWG
 DRAWN BY: JC
 CHECKED BY: SPM
 COPYRIGHT: _____

SHEET TITLE
INLARGED SITE PLAN

6-17-10
5 PP10-020

SP02

SHEET OF



APPLICANT:
 OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD
 MORENO VALLEY, CA 92555
 (951) 655-0731

REPRESENTATIVE:
 STEVEN-PAUL-MURRAY ARCHITECTS (MC-1110)
 310 N. SIXTH ST., SUITE 210
 SAN BERNARDINO, CA 92401
 (909) 264-7660

LEGAL DESCRIPTION:
 LOT 2 AND 12, BLOCK 152
 MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
 SAN BERNARDINO, STATE OF CALIFORNIA.

ASSESSORS PARCEL NUMBER:
 296-300-007 & 296-300-008

ZONING:
 CC (GENERAL COMMERCIAL)

PROPOSED PROJECT:
 MULTIPURPOSE BUILDING FOR CHURCH

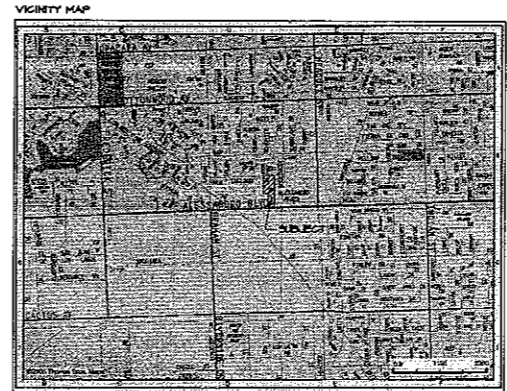
STATISTICAL SUMMARY:
 LOT AREA: 220,605.48 SQ. FT.
 BUILDING AREA: 4,660.00 SQ. FT.
 PROPOSED COVERED WALK: 300.00 SQ. FT.
 EXISTING BUILDING AREA: 1,066.00 SQ. FT.
 EXISTING COVERED WALK: 660.00 SQ. FT.

PARKING CALCULATION:
 REGULAR PARKING STALLS: 4704' (216) PARKING STALLS
 HANDICAPPED PARKING STALLS: 4704' (8) PARKING STALLS
 MULTIPURPOSE BUILDING: 6700.00 SQ. FT. (200 SEATS) = 200 STALLS
 REQUIRED PARKING STALLS: 600 SEATS = 200 STALLS
 TOTAL PARKING PROVIDED: (224) STALLS

COVERAGE AREA:
 SITE AREA: 3.06 ACRES (220,414.00 SQ. FT.) (100) PARKING STALLS
 BUILDING AREA: 12,000.00 SQ. FT.
 PROPOSED COVERED WALK: 300.00 SQ. FT.
 EXISTING COVERED WALK: 660.00 SQ. FT.
 TOTAL COVERED WALK: 960.00 SQ. FT. 15.5%

PARKING LANDSCAPING:
 UNDESIGNED: 82,251.00 SQ. FT.
 DESIGNED: 12,660.00 SQ. FT.
 TOTAL: 94,911.00 SQ. FT.

NOTES:
 * PATH OF TRAVEL CROSS GRADE TO BE LESS THAN 2%
 GRADE IN DIRECTION OF PATH TO BE LESS THAN 5%
 * SUBSTANDARD AND MISSING IMPROVEMENTS SHALL BE REPAIRED, REPLACED
 OR INSTALLED PER CITY'S DIRECTIVE.
 * EXISTING DRAINS AND CATCH BASIN PATH SHALL BE CLEANED AND CLEARED
 * SEE ACCESSIBILITY SHEETS FOR DESIGN DRAWINGS AND NOTES
 * 2% MAX. CROSS SLOPES ON SIDEWALKS AND ALL DIRECTIONS AT ACCESSIBLE PARKING
 * RAMPS OVER 5% SHALL MEET ACCESSIBLE RAMP GUIDELINES
 * TOPOGRAPHY BY SPM ARCHITECT 4-13-2004
 * PROPOSED GRADING:
 CUT 1400.00 C.Y.
 FILL 200.00 C.Y.
 * TOPOGRAPHY OF EXISTING - AS BUILT
 NEW TOPOGRAPHY BY ARCHITECT 4/04



- LEGEND:**
- ⓄCABLE EXISTING CABLE BOX
 - ⓄFHN EXISTING FIRE HYDRANT
 - ⓄEFL EXISTING FLOW LINE
 - ⓄEG EXISTING GRADE
 - ⓄMH EXISTING MAN HOLE
 - ⓄSCE EXISTING SOUTHERN CALIFORNIA EDISON VAULT
 - ⓄSL EXISTING STREET LIGHT
 - ⓄTC EXISTING TOP OF CURB
 - ⓄTCB EXISTING TOP OF CATCH BASIN
 - ⓄTIP EXISTING TOP OF PAVEMENT
 - ⓄVERIZON EXISTING 'VERIZON' VAULT
 - FF FINISH FLOOR ELEVATION
 - FL FLOW LINE
 - HP HIGH POINT
 - INV INVERT
 - PE PAD ELEVATION
 - TB TOP OF DRAIN
 - TP TOP OF PAVEMENT
 - TS TOP OF SIDEWALK

STANDARD GRADING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES, THE ACCEPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE BUILDING DEPARTMENT'S SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CITY OF MORENO VALLEY
 STANDARD GRADING NOTES
 7/04

SPM ARCHITECT
 STEVEN-PAUL-MURRAY ARCHITECT
 370-W-6TH-ST., SAN-BERNARDINO, CA-92401
 909.884.7660

CONSULTANTS:

SEAL:
 SEVEN PAUL MURRAY
 ARCHITECT
 STATE OF CALIFORNIA
 CAP. 02-30-11

OWNER:
 OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553

OWNER:
 OASIS COMMUNITY CHURCH
 23750 Alessandro Blvd Moreno Valley, Ca 92553

MARK DATE DESCRIPTION

PROJECT NO:

CAD DWG FILE: 1 GRADING PLAN

DRAWN BY: JC

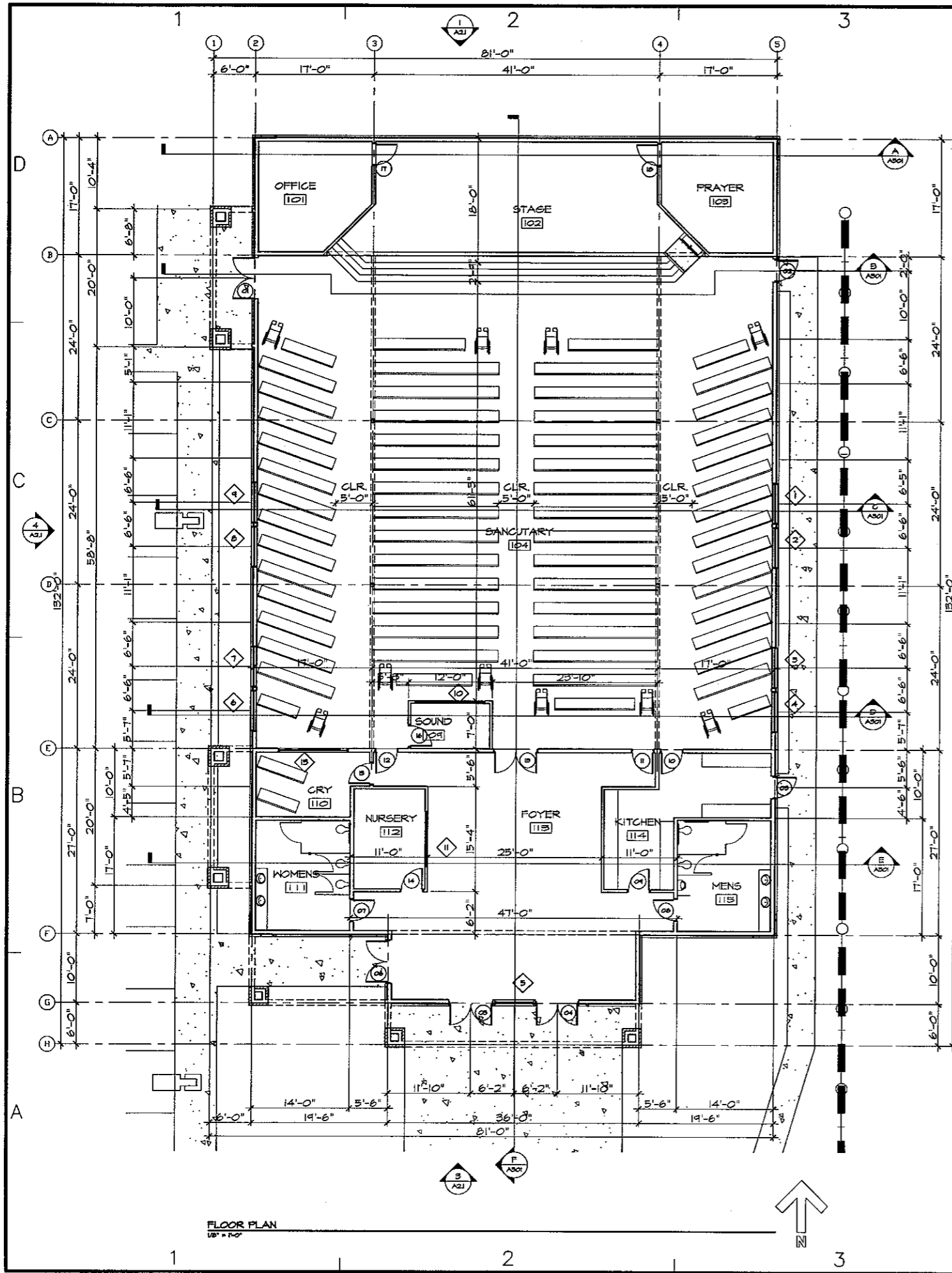
CHK'D BY: SPM

COPYRIGHT:

SHEET TITLE:
GRADING PLAN

9-27-10
 PP10-020

1 of 1



FLOOR PLAN
1/8" = 1'-0"

SPM
ARCHITECT
STEVEN-PAUL-MURRAY
ARCHITECT
370-W.-6TH-ST., SAN-BERNARDINO, CA-92401
909.884.7660



ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	WALLS			CEILING		NOTES
			N	S	E	MATL	HEIGHT	
101	OFFICE							
102	STAGE							
103	PRAYER							
104	SANCTUARY							
105	SOUND							
110	CR.							
111	WOMENS							
112	NURSERY							
113	FOYER							
114	KITCHEN							
115	MENS							

WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	6'-0"	8'-0"	FIX	VINTL	
2	6'-0"	8'-0"	FIX	VINTL	
3	6'-0"	8'-0"	FIX	VINTL	
4	6'-0"	8'-0"	FIX	VINTL	
5	6'-0"	8'-0"	FIX	VINTL	
6	6'-0"	8'-0"	FIX	VINTL	
7	6'-0"	8'-0"	FIX	VINTL	
8	6'-0"	8'-0"	FIX	VINTL	
9	6'-0"	8'-0"	FIX	VINTL	
10	10'-0"	8'-0"	FIX	VINTL	
11	8'-0"	8'-0"	FIX	VINTL	
12	8'-0"	8'-0"	FIX	VINTL	

DOOR SCHEDULE

MARK	DOOR SIZE			MATL	FRAME		HARDWARE		NOTES
	WD	HST	THK		MATL	SET NO	KEYSIDE RM NO		
1	6'-0"	7'-0"	1 3/4"	HM	HM				
2	6'-0"	7'-0"	1 3/4"	HM	HM				
3	6'-0"	7'-0"	1 3/4"	HM	HM				
4	6'-0"	7'-0"	1 3/4"	HM	HM				
5	6'-0"	7'-0"	1 3/4"	HM	HM				
6	6'-0"	7'-0"	1 3/4"	HM	HM				
7	6'-0"	7'-0"	1 3/4"	HM	HM				
8	6'-0"	7'-0"	1 3/4"	HM	HM				
9	6'-0"	7'-0"	1 3/4"	HM	HM				
10	6'-0"	7'-0"	1 3/4"	HM	HM				
11	6'-0"	7'-0"	1 3/4"	HM	HM				
12	6'-0"	7'-0"	1 3/4"	HM	HM				
13	6'-0"	7'-0"	1 3/4"	HM	HM				
14	6'-0"	7'-0"	1 3/4"	HM	HM				
15	6'-0"	7'-0"	1 3/4"	HM	HM				
16	6'-0"	7'-0"	1 3/4"	HM	HM				
17	6'-0"	7'-0"	1 3/4"	HM	HM				
18	6'-0"	7'-0"	1 3/4"	HM	HM				

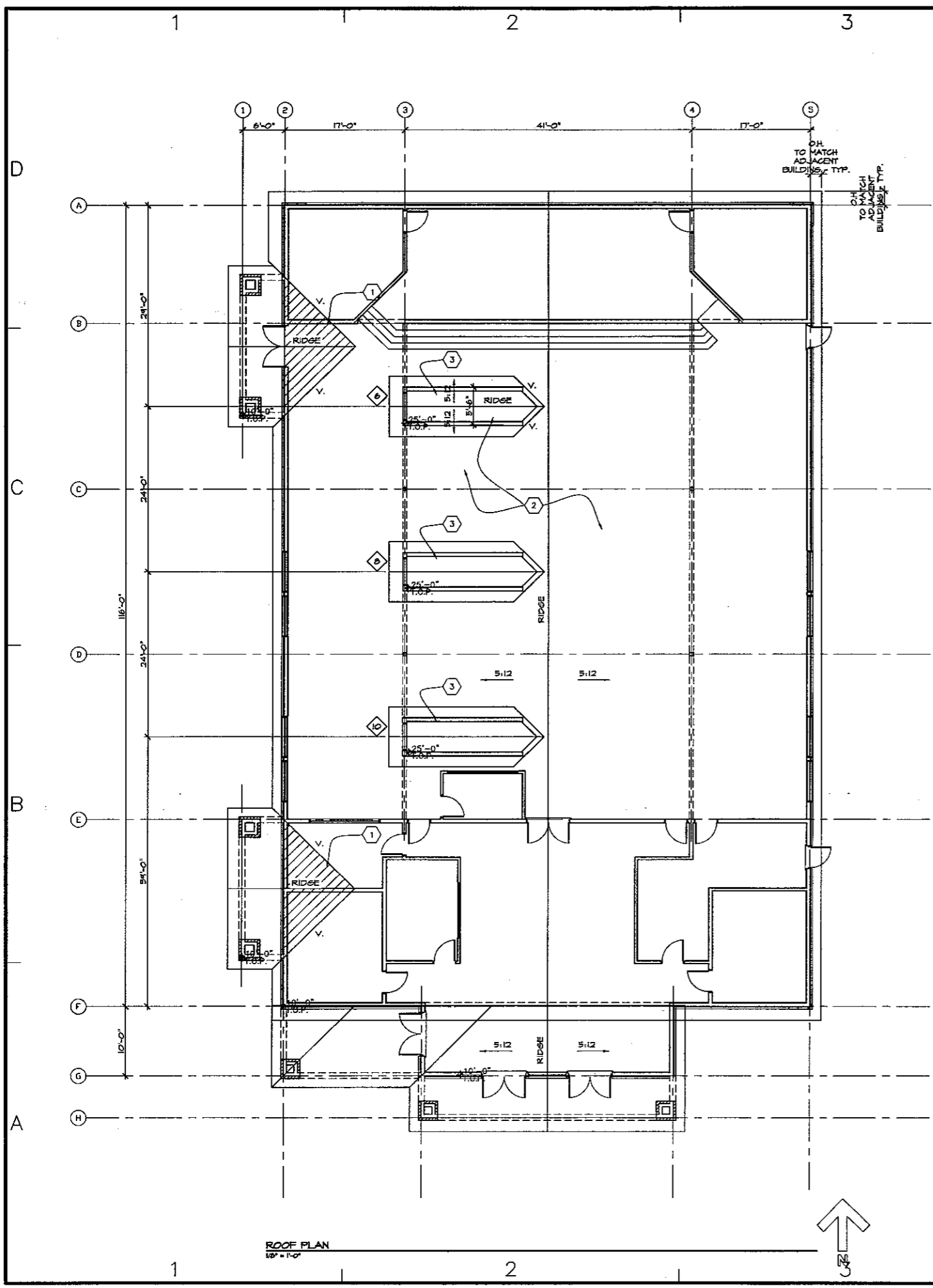
OASIS COMMUNITY CHURCH
23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553
OWNER: OASIS COMMUNITY CHURCH
23750 Alessandro Blvd Moreno Valley, Ca 92553

MARK DATE DESCRIPTION
PROJECT NO:
CAD DWG FILE: A101 MAIN LEVEL FLOOR PLAN.DWG
DRAWN BY: JC
CHKD BY: SPM
COPYRIGHT:
SHEET TITLE:
MAIN LEVEL FLOOR PLAN

6-17-10
5 PP10-020

A101
SHEET OF

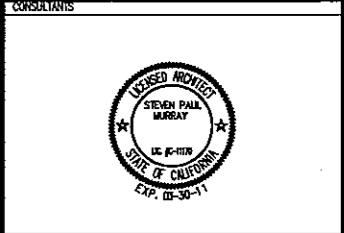
-41-



KEYNOTES

- ① INDICATES CALIFORNIA FRAMING
- ② ASPHALT SHINGLES TO MATCH ADJACENT BUILDING
- ③ FALSE ROOF DORMER TO MATCH ADJACENT BUILDING

SPM
ARCHITECT
 STEVEN-PAUL-MURRAY
 ARCHITECT
 370-W.-6TH-ST., SAN-BERNARDINO, CA-92401
 909.884.7660



WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
6	4'-0"	5'-0"	FIX	VINYL	-
8	4'-0"	5'-0"	FIX	VINYL	-
10	4'-0"	5'-0"	FIX	VINYL	-

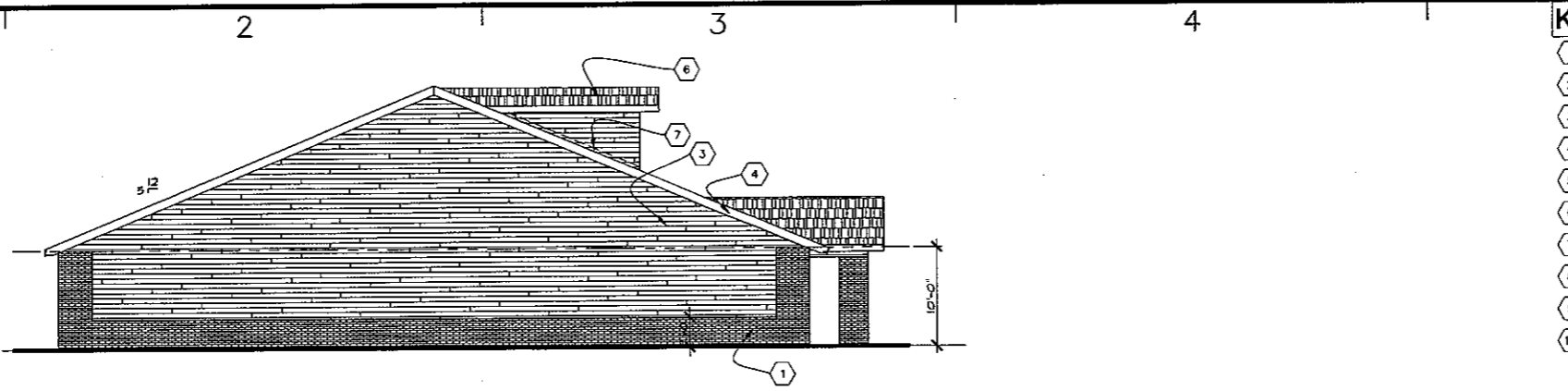
OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553
 OWNER: OASIS COMMUNITY CHURCH
 23750 Alessandro Blvd Moreno Valley, Ca 92553

MARK	DATE	DESCRIPTION

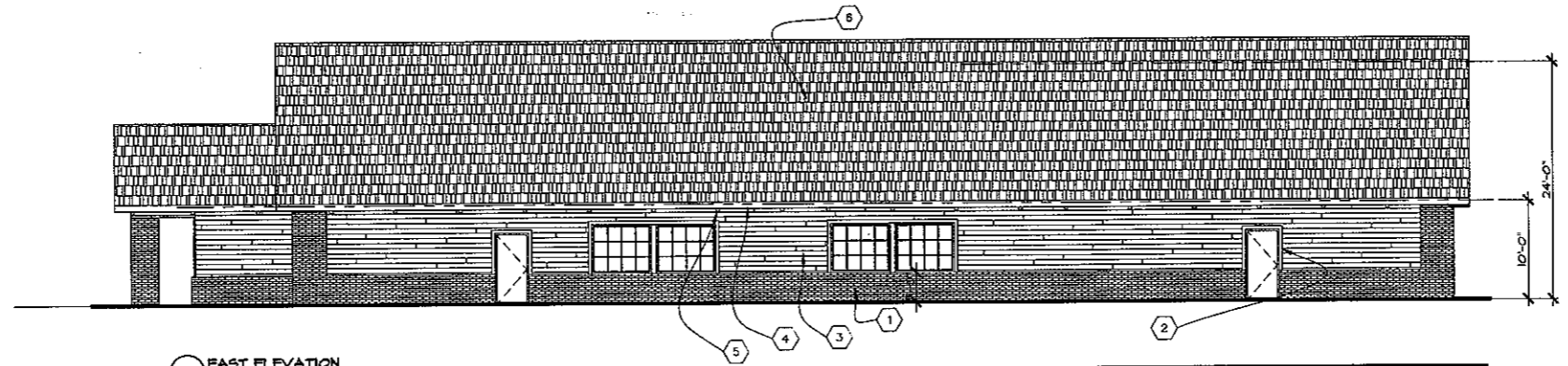
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 CAD DWG FILE: A102 ROOF PLAN.DWG
 DRAWN BY: JC
 CHKD BY: SPM
 COPYRIGHT: _____

SHEET TITLE
ROOF PLAN
 6-17-10
 PP10-020
 A102
 SHEET OF

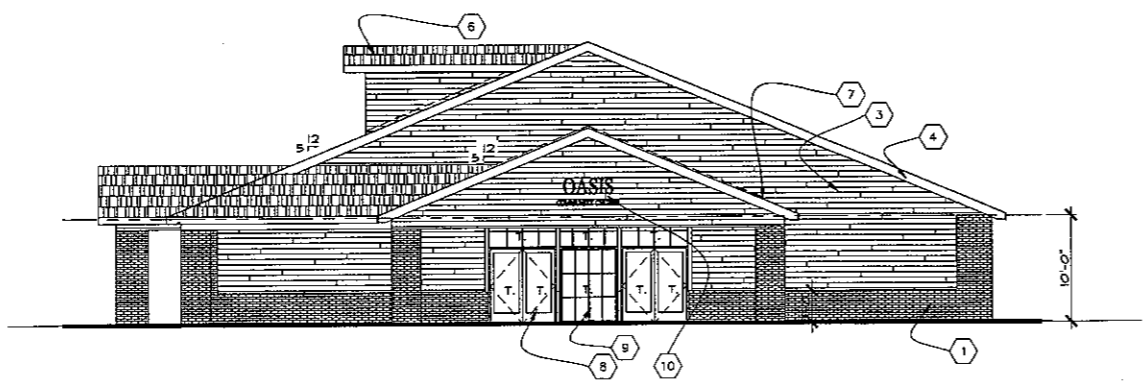
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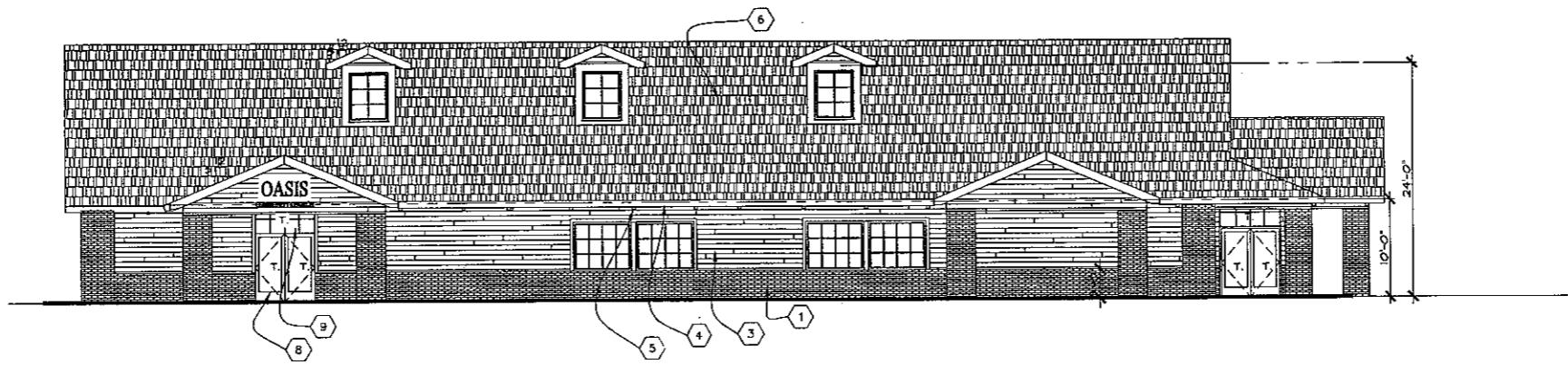
7 NORTH ELEVATION
1/8" = 1'-0"



8 EAST ELEVATION
1/8" = 1'-0"



9 SOUTH ELEVATION
1/8" = 1'-0"



10 WEST ELEVATION
1/8" = 1'-0"

- KEYNOTES**
- 1 STANDARD BRICK - TO MATCH ADJACENT BUILDING
 - 2 1X WOOD WINDOW AND DOOR TRIM - TO MATCH ADJACENT BUILDING
 - 3 HORIZONTAL VINYL SIDING - TO MATCH ADJACENT BUILDING
 - 4 1X WOOD FACIA BOARD - TO MATCH ADJACENT BUILDING
 - 5 WOOD OUTROGGERS - SIZE AND SPACING TO MATCH ADJACENT BUILDING
 - 6 ASPHALT SHINGLES - TO MATCH ADJACENT BUILDING
 - 7 SHEET METAL FLASHING
 - 8 STOREFRONT DOOR ASSEMBLY - REFER TO DOOR SCHEDULE
 - 9 STOREFRONT WINDOW ASSEMBLY - REFER TO WINDOW SCHEDULE
 - 10 ILLUMINATED MARQUEE SIGN

SPM
ARCHITECT
 STEVEN-PAUL-MURRAY
 ARCHITECT
 370-W.-6TH-ST.,SAN-BERNARDINO,-CA-92401
 909.884.7660



OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553

OWNER
 OASIS COMMUNITY CHURCH
 23750 Alessandro Blvd Moreno Valley, Ca 92553

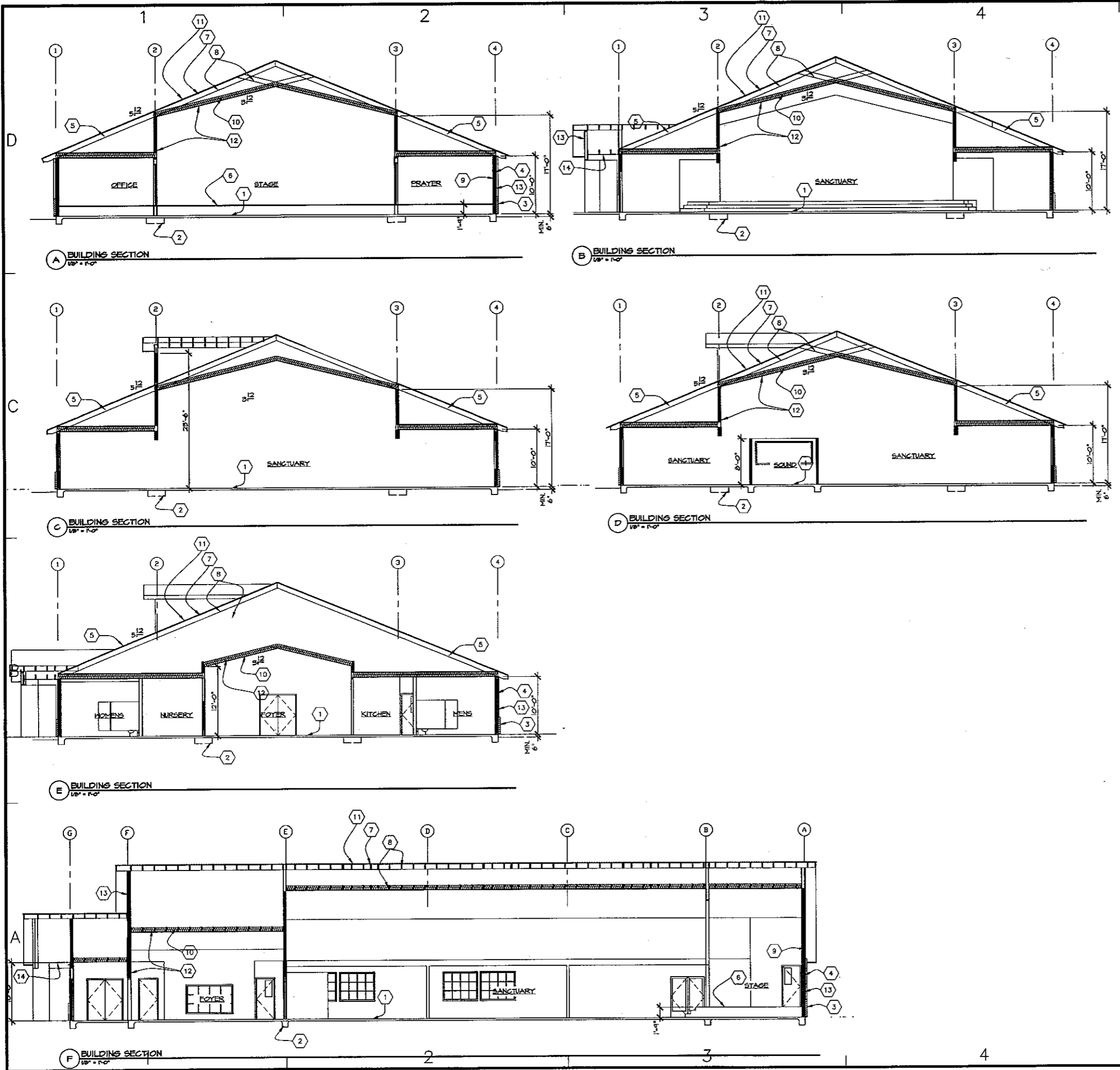
MARK	DATE	DESCRIPTION

PROJECT NO: _____
 CAD DWG FILE: A201 EXTERIOR ELEVATIONS.DWG
 DRAWN BY: JC
 CHK'D BY: SPM
 COPYRIGHT: _____

SHEET TITLE
EXTERIOR ELEVATIONS

A201
 OF _____

6-17-10
 5 PP10-020



KEYNOTES

1	CONCRETE SLAB - SEE STRUCTURAL
2	CONCRETE FOOTING - SEE STRUCTURAL
3	STANDARD BRICK - 1/2" JOINT - TO MATCH ADJACENT BUILDING
4	2X6 STUDS @ 16" O.C.
5	2X12 JOISTS @ 16" O.C.
6	7/8" GYPSUM SHEATHING
7	7/8" PLYWOOD
8	TRUSSES TO MANUFACTURERS SPECIFICATIONS
9	R-21 BATT INSULATION
10	R-30 BATT INSULATION
11	ASPHALT SHINGLES TO MATCH ADJACENT BUILDING
12	5/8" GYPSUM WALLBOARD
13	HORIZONTAL VINYL SIDING - TO MATCH ADJACENT BUILDING
14	WOOD CEILING PANELS - TO MATCH ADJACENT BUILDING

ARCHITECT
STEVEN-PAUL-MURRAY
 ARCHITECT
 370-W-6TH-ST., SAN-BERNARDINO, CA-92401
 909.884.7660

CONSULTANTS

OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553

OWNER
 OASIS COMMUNITY CHURCH
 23750 Alessandro Blvd Moreno Valley, Ca 92553

MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	A301 BUILDING SECTIONS.DWG
DRAWN BY:	JC
CHK'D BY:	SPM
COPYRIGHT:	

SHEET TITLE
BUILDING SECTIONS

6-17-10
 5 PP10-020



ARCHITECT
 STEVEN-PAUL-MURRAY
 ARCHITECT
 370-W-6TH-ST.,SAN-BERNARDINO,-CA-92401
 909.884.7660

CONSULTANT

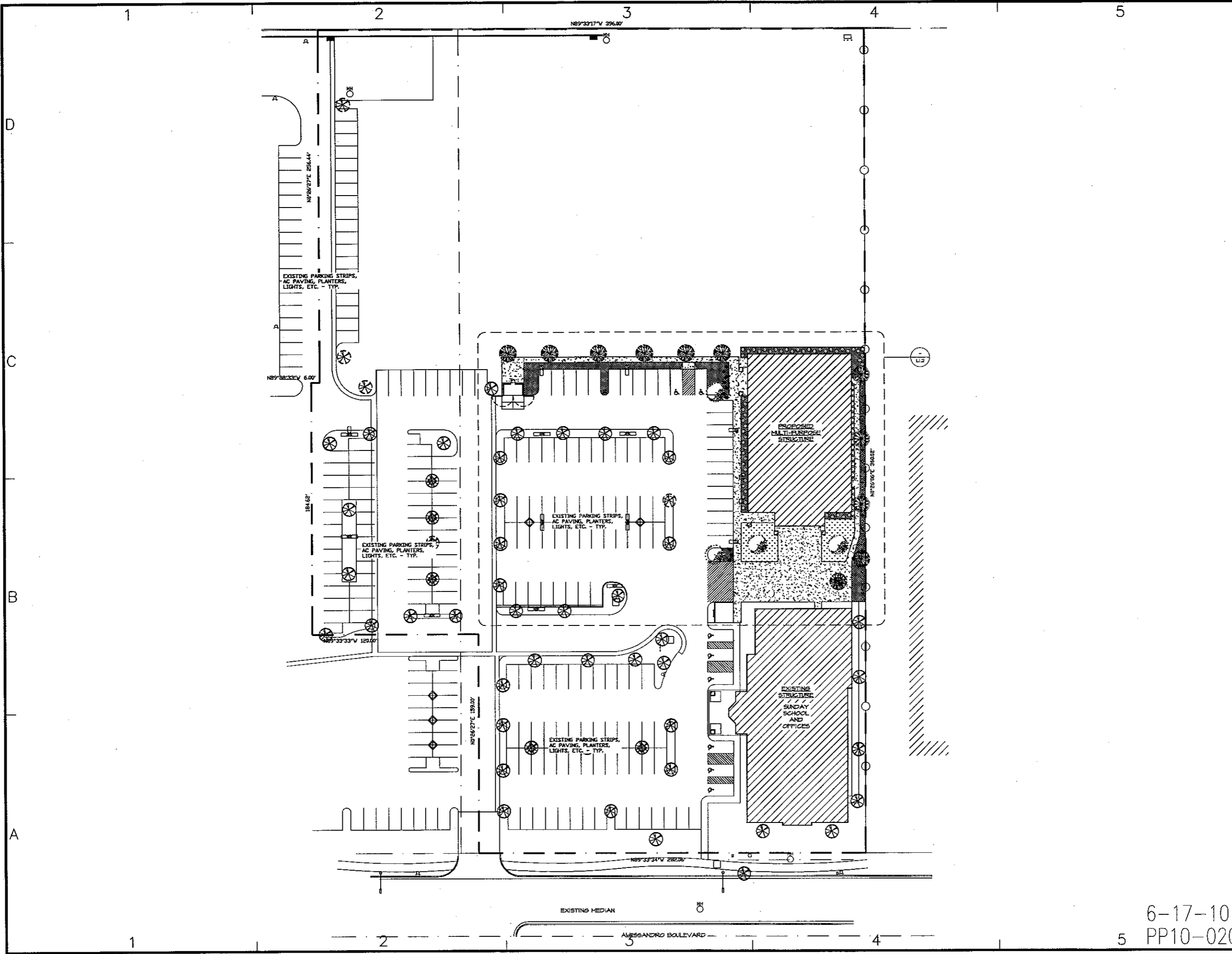


OASIS COMMUNITY CHURCH
 23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553
 OWNER
 OASIS COMMUNITY CHURCH
 23750 Alessandro Blvd Moreno Valley, Ca 92553

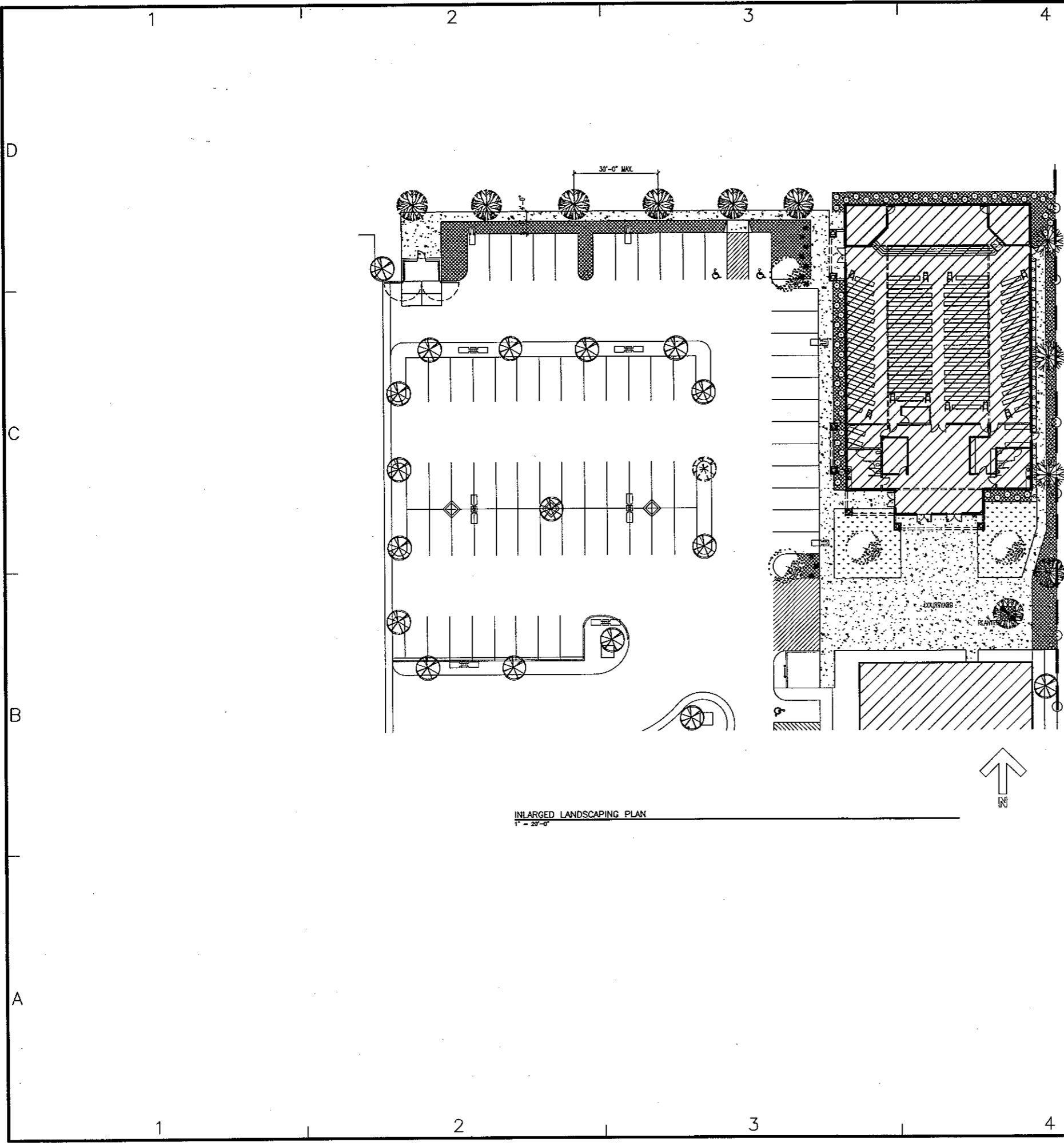
MARK	DATE	DESCRIPTION

PROJECT NO.:
 CAD DWG FILE: L1.1 LANDSCAPING PLANING
 DRAWN BY: JC
 CK'D BY: SPM
 COPYRIGHT:
 SHEET TITLE:
LANDSCAPING PLAN
 SHEET **L1.1**
 OF

6-17-10
 5 PP10-020



-45-



INLARGED LANDSCAPING PLAN
1" = 20'-0"

- EXISTING TREE
- EXISTING TREE TO BE REPLACED
- 15 GAL. JACARANDA MIMOSFOLA TREE
- 15 GAL. PLATANUS ACERFOLIA "LONDON PLANE SYCAMORE" TREE
- 15 GAL. MELALEUCA QUINQUEFIDA "CANEPUT TREE"
- 1 GAL. LANTANA X "NEW GOLD" @ 48" O.C. STAGGERED
- 5 GAL. AGAPATHUS "ELLAMAE" "LILY OF THE NILE" @ 48" O.C. STAGGERED
- 1 GAL. FRAXINOLIS INDICA "MONREY" "INDIAN HAWTHORNE" @ 48" O.C. STAGGERED
- TYPICAL GROUND COVER
VERONICA X "WATERPERRY SPEEDWELL"
"WATERPERRY BLUE SPEEDWELL" FLATS @ 18" O.C. STAGGERED
- LAWN
HYDROSEED "BALL FIELD #1 MIX"
TURF GRASS ARGONATEC

SPM
ARCHITECT
STEVEN-PAUL-MURRAY
ARCHITECT
370-W.-6TH-ST., SAN-BERNARDINO, CA-92401
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CONSULTANTS

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23750 Alessandro Blvd Moreno Valley, Ca 92553

OASIS COMMUNITY CHURCH
23750 ALESSANDRO BLVD MORENO VALLEY, CA 92553

MARK	DATE	DESCRIPTION

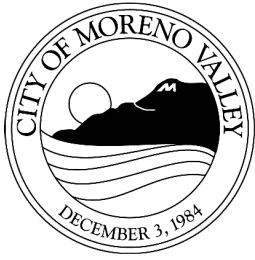
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 DRAWN BY: JC
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SHEET TITLE
INLARGED LANDSCAPING PLAN

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PLANNING COMMISSION STAFF REPORT

Case: PA09-0027 (Conditional Use Permit)

Date: December 9, 2010

Applicant: Soon-Yi Choi

Representative: Justin Kim

Location: 21748 Cottonwood Avenue
(263-160-037)

Proposal: Conditional Use Permit application to allow the Big #6 Food Mart, a convenience store, to sell alcohol. The alcohol sales would be limited to the license obtained from the Alcohol Beverage Control for beer and wine only (Type-20 Off-Sale Beer and Wine license) within the hours of 8:00 am and 8:30 pm.

Redevelopment Area: Yes

Recommendation: Denial

SUMMARY

The applicant, Soon-Yi Choi has submitted a Conditional Use Permit for the sale of beer and wine within the existing convenience store located at 21748 Cottonwood Avenue.

PROJECT DESCRIPTION

Project

The Conditional Use Permit application proposes the sale of beer and wine at the existing Big #6 convenience store between the hours of 8:00am and 8:30pm. The site is located on the northwest corner of Cottonwood Avenue and Edgemont Street.

The primary land use designation for the site is "NC" (Neighborhood Commercial). The primary purpose of the NC district is to provide for the convenient location of neighborhood centers which provide limited retail commercial services. The existing convenience store complies with the land use within the NC district.

The proposed project consists of a conditional use permit which is necessary to provide conditions of approval for a discretionary use when a business is applying for the approval to sell beer and wine within 300 feet of a residential use.

Based on information from the Department of Alcoholic Beverage Control (ABC), there is currently an over concentration of alcoholic sales within the Census Tract. Within this Census Tract, a maximum of two (2) businesses are allowed off-site sales of alcohol. Currently, this Census Tract has eight (8) businesses selling some form of off-site consumption of alcohol, an excess of six (6) businesses.

The Moreno Valley Police Department believes and feels that a liquor store in this area will add to the already high rate of criminal activity, The Moreno Valley Police Department responds to several calls for service in this census tract, ranging from narcotic sales, to gang activity.

It is Moreno Valley Police Department's opinion that the existence of another off sale premise would not serve the best interest of the community or the surrounding residential neighborhoods.

Staff is recommending denial of the Conditional Use Permit based on the above information. In the event the Planning Commission should want to approve the request, the proposed Conditional Use Permit shall be referred back to staff for Conditions of Approval and a revised Resolution.

The denial of a project under the California Environmental Quality Act (CEQA) is exempt from CEQA requirements.

Surrounding Area

The project site is surrounded by Business Park zoning to the north, south and west with residentially zoned Residential 10 (R10) to the east. The adjacent parcel to the north zoned Business Park is currently developed with a multi-family structure. Further north is zoned R10. Most properties to the south although zoned Business Park currently are existing single family homes.

Access/Parking

The existing convenience store has access from Cottonwood. The property is surrounded by a tubular steel fence.

REVIEW PROCESS

The project was submitted on September 29, 2009. Due to the location and type of project, namely a developed site with no major alterations to the existing structure, the transmittal was not sent to outside agencies. The project was reviewed by the Planning Division for consistency with the Municipal Code and routed to the Moreno Valley Police Department for their review.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper. As of the date of report preparation, there were no inquiries in response to the noticing for this project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

APPROVE Resolution No. 2010-26, thereby:

1. **DENYING** PA09-0027 (Conditional Use Permit) with no action on the environmental required.

Prepared by:

Approved by:

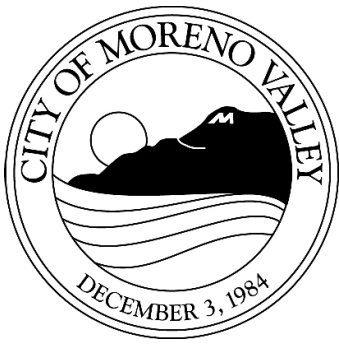
Julia Descoteaux
Associate Planner

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2010-26 with Conditions of Approval
3. Land Use Plan
4. Aerial Photograph

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Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PA09-0027 (Conditional Use Permit)

APPLICANT: Soon-Yi Choi

OWNER: Soon-Yi Choi

REPRESENTATIVE: Justin Kim

LOCATION: 21748 Cottonwood Avenue
(APN: 263-160-037)

PROPOSAL: Conditional Use Permit application to allow the Big #6 Food Mart, a convenience store, to sell alcohol. The alcohol sales would be limited to the license obtained from the Alcohol Beverage Control for beer and wine only (Type-20 Off-Sale Beer and Wine license) within the hours of 8:00 am and 8:30 pm.

ENVIRONMENTAL DETERMINATION: The project will not have a significant effect on the environment because it will occur within an existing structure and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a minor alteration to an existing facility, Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 (Existing Facilities).

COUNCIL DISTRICT: 5

STAFF RECOMMENDATION: Denial

Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday; City Hall is closed on Fridays) or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE / TIME: December 9, 2010 at 7 P.M.

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

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RESOLUTION NO. 2010-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY DENYING PA09-0027 A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES AT AND EXISTING CONVENIENCE STORE LOCATED AT 21748 COTTONWOOD AVENUE APN # 263-160-037

WHEREAS, Soon Yi Choi has filed an application for the approval of PA09-0027, a Conditional Use Permit as described in the title of this Resolution.

WHEREAS, on December 9, 2010, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on December 9, 2010, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The General Plan land use map is included as Commercial (C). The existing use, excluding beer and wine, is compatible with those uses permitted within the Commercial land

use district as depicted within the Municipal Code. All alcohol related uses require a Conditional Use Permit.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: A convenience store, selling of beer and wine, would be considered as a conditionally permitted land use under the Neighborhood Commercial zoning designation. Based on an over concentration of alcohol sales in the Census tract, the selling of off-sale beer and wine or any other liquor product at the site is not considered a compatible land use and was determined to produce safety concerns for the general vicinity.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: Based on information from the Department of Alcoholic Beverage Control (ABC), there is currently an over concentration of alcoholic sales within the Census Tract. Within this Census Tract, a maximum of two (2) businesses are allowed off-site sales of alcohol. Currently, this Census Tract has eight (8) businesses selling some form of off-site consumption of alcohol, an excess of six (6) businesses. Additionally, the Moreno Valley Police Department has expressed concerns regarding the compatibility of liquor sales to the area and possible criminal activity.

4. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

FACT: The existing convenience store without liquor sales is compatible with the existing and planned land uses in the vicinity.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2010-26 **DENYING** PA09-0027, a Conditional Use Permit to allow beer and wine sales in the existing convenience store located at 21748 Cottonwood Avenue, APN: 263-160-037.

APPROVED this 9th day of December, 2010.

Rick De Jong
Chair, Planning Commission

ATTEST:

John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

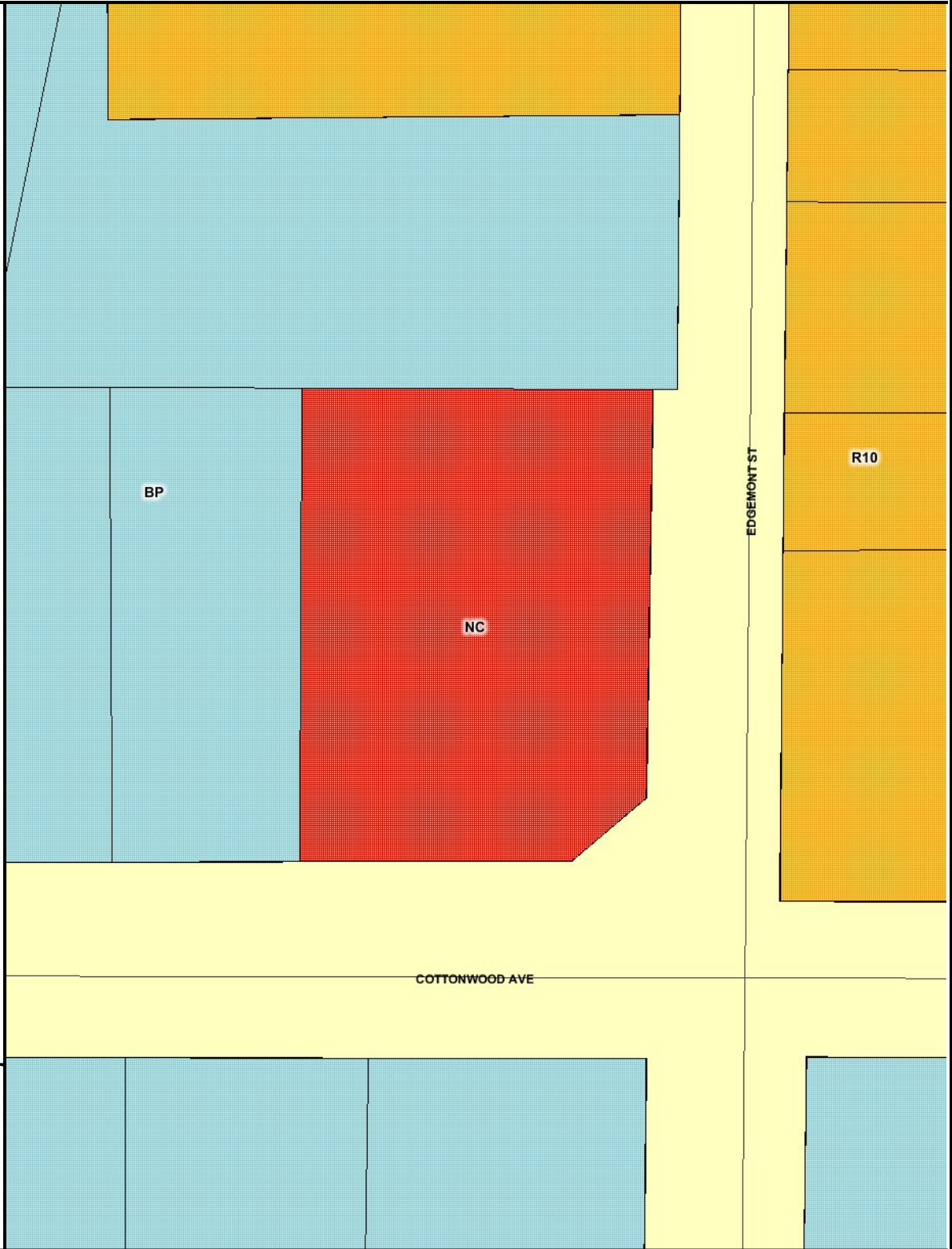
Attached: Conditions of Approval

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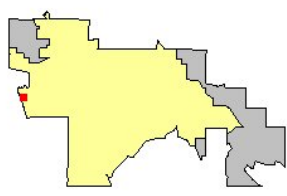
PA09-0027jd

Legend

-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

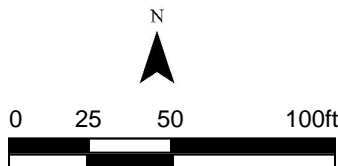


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City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92553

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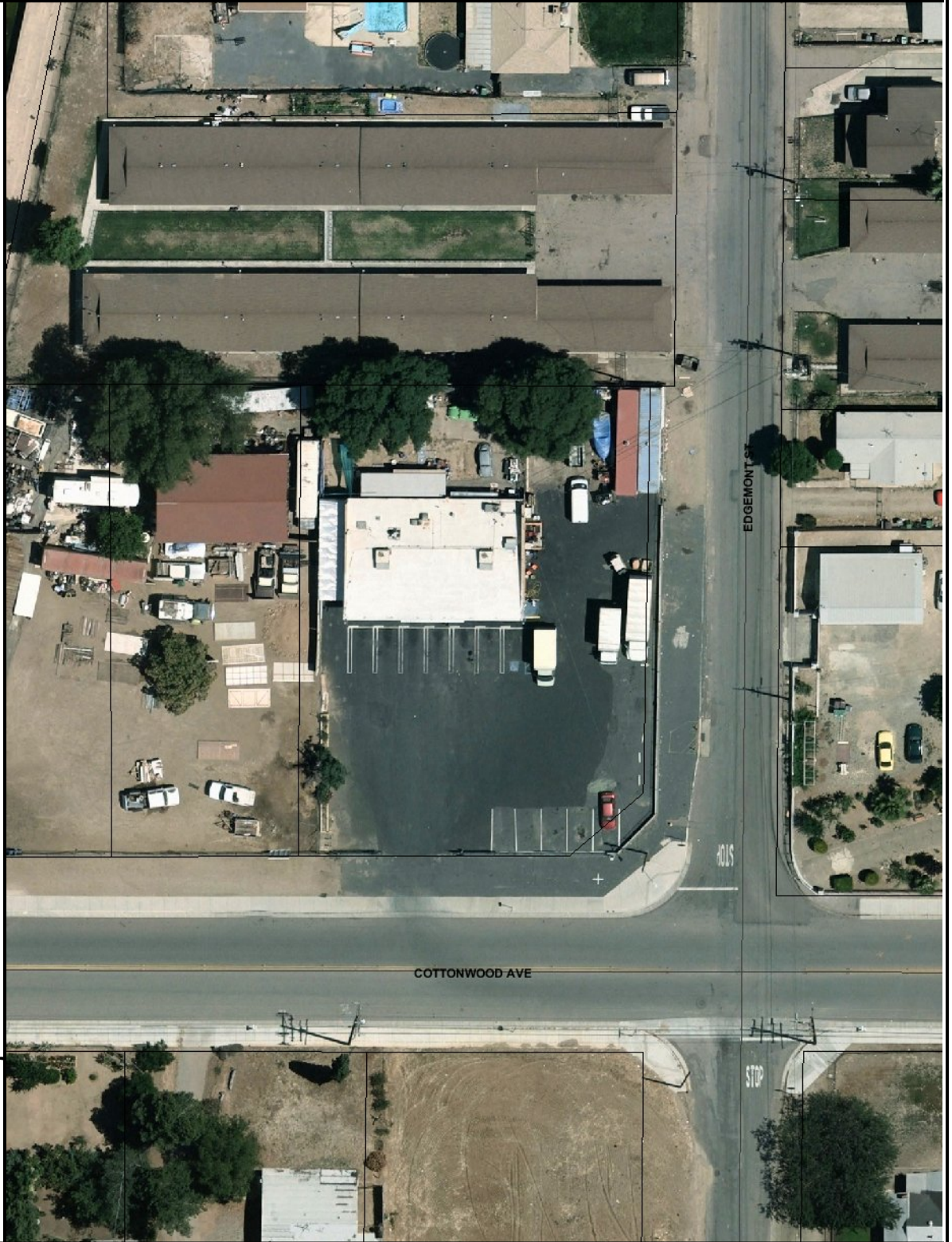
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PA09-0027jd

Legend

-  Highways
-  Parcels
-  Roads
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

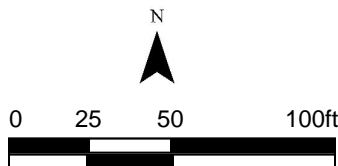


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