

---

**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**

**January 27, 2011**

**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

### APPROVAL OF MINUTES

1. November 18, 2010

### PUBLIC HEARING ITEMS

1. Case Number: P10-093  
Case Type: Variance  
Applicant: Jose A. Navarro  
Owner: Jose A. Navarro  
Representative: Maurice Ramirez  
Location: Southwest corner of Ironwood Avenue and Marigold Avenue at 12013 Marigold Avenue (APN 481-031-001)

Proposal: The City is in the process of improving Ironwood Avenue from Heacock Street to Perris Boulevard to a four lane arterial. A strip of land 11 feet wide along the project site's Ironwood Avenue frontage is needed to widen this section of Ironwood Avenue.

The existing two car garage facing Ironwood Avenue must be closed due to right-of-way acquisition which will result in the loss of the driveway. The City's Municipal Code requires a two car garage for all single-family residences. The project site does not have sufficient area to accommodate building a new two car garage. A variance is requested for a one car garage. The new garage will be accessed via a new driveway on Marigold Avenue.

Case Planner: Jeff Bradshaw

**Recommendation:** **APPROVE** Resolution No. 2011-01 and thereby:

1. **RECOGNIZE** that Variance application P10-093 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; and
2. **APPROVE** Variance application P10-093, subject to the findings in Planning

Commission Resolution No. 2011-01.

2. Case Number: P10-104P10-083  
Case Type: VarianceAmended Plot Plan  
Applicant: Daniel Estay  
Owner: Guillermo Valenzuela MD  
Representative: Daniel Estay  
Location: 24226 Sunnymead Boulevard(481-112-009)  
Proposal: The proposed project is a request for a Variance for parking lot and landscaping improvements. Due to the existing site constraints, the minimum development standards cannot be met. The applicant is changing the use from retail to office for the purpose of a medical office which requires additional parking. The existing zoning is within the Specific Plan 204 Village Commercial Residential (SP204 VCR).  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2011-02 and thereby:

1. **RECOGNIZE** that P10-104, Variance and P10-083 Amended Plot Plan qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** P10-104, Variance and P10-083 Amended Plot Plan subject to the attached conditions of approval included as Exhibit A.

3. Case Number: P10-109  
Case Type: Amended Conditional Use Permit  
Applicant: Karyn Young-Lowe  
Owner: Karyn Young-Lowe  
Representative: Karyn Young-Lowe  
Location: 15333 Sheila Street  
(486-084-014)  
Proposal: The proposed project modifies the approved Conditional Use Permit for the Residential Treatment Facility clientele from women to homeless male veterans. The project is located in an existing multi-family structure in the Residential 20 (R20) zone which allows this use with a Conditional Use Permit.  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2011-03 and thereby:

1. **RECOGNIZE** that P10-109, Amended Conditional Use Permit qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** P10-109, Amended Conditional Use Permit subject to the attached conditions of approval included as Exhibit A.

**OTHER BUSINESS**

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

1 CITY OF MORENO VALLEY  
2 PLANNING COMMISSION  
3 REGULAR MEETING  
4 NOVEMBER 18<sup>TH</sup>, 2010

5  
6  
7 **100 CALL TO ORDER**

8  
9 Chair De Jong convened the Regular Meeting of the City of Moreno Valley  
10 Planning Commission on the above date in the City Council Chambers located at  
11 14177 Frederick Street.  
12  
13

14  
15 **200 ROLL CALL**

16  
17 Commissioners Present:

18 Chair De Jong  
19 Vice Chair Baker  
20 Commissioner Geller  
21 Commissioner Salas, Jr.  
22

23 Excused Absence:

24 Commissioner Dozier  
25 Commissioner Marzoecki  
26

27 Staff Present:

28 John Terell, Planning Official  
29 Michele Patterson, Redevelopment and Neighborhood Administrator  
30 Gretel Noble, Management Analyst for Neighborhood Preservation  
31 Suzanne Bryant, Deputy City Attorney  
32  
33

34  
35 **300 PLEDGE OF ALLEGIANCE**  
36  
37

38  
39 **400 APPROVAL OF AGENDA**

40  
41 CHAIR DE JONG –Item 400 on our Agenda is the approval of the Agenda.  
42

43 COMMISSIONER GELLER – Move approval  
44

45 CHAIR DE JONG – Thank you, is there a second?

1 **COMMISSIONER SALAS** – Second

2  
3 **CHAIR DE JONG** – Thank you. Is there any discussion? All those in favor?

4  
5 Opposed – 0

6  
7 **Motion carries 4 – 0, with two absent (Commissioner Dozier and**  
8 **Commissioner Marzoecki)**

9  
10  
11  
12 **500 PUBLIC HEARING ITEMS**

13  
14 **CHAIR DE JONG** – Item 500 is to advise the public of the procedures to be  
15 followed in this meeting and they are on display on the table by the entrance to  
16 the room.

17  
18  
19  
20 **600 PUBLIC COMMENTS**

21  
22 **CHAIR DE JONG** – Item 600 is an opportunity for the public to comment on any  
23 matter which is not listed on the Agenda but which is within the subject matter of  
24 the Commission and I have no Speaker Slips tonight.

25  
26  
27  
28 **700 PUBLIC HEARING ITEMS**

29  
30 **710**

31  
32 **PA08-0053 Amendment of the General Plan**  
33 **Housing Element**

34  
35 **CHAIR DE JONG** – May I have the Staff Report please?

36  
37 **PLANNING OFFICIAL TERELL** – Yes Michele Patterson who is the  
38 Redevelopment Manager for the City will be giving that report.

39  
40 **CHAIR DE JONG** – Excellent, thank you

41  
42 **REDEVELOPMENT ADMINISTRATOR PATTERSON** – Good evening. My  
43 name is Michele Patterson and I am the Redevelopment and Neighborhood  
44 Programs Administrator for the City here and I'm joined by Gretel Noble, our  
45 Management Analyst for Neighborhood Preservation and we are here to talk to  
46 you about the revised Draft Housing Element. We're happy to tell you that the

1 California Department of Housing and Community Development has approved  
2 our Housing Element and the next step is to take it to the City Council for formal  
3 adoption, but since it has been a couple of years since you folks have seen it, we  
4 thought that we'd bring it to you first and go over the revisions that HCD required  
5 of us.

6  
7 As you probably know, the California Government Code requires the Housing  
8 Element to be adopted by each City as part of the General Plan. It is one of the  
9 seven parts of the General Plan and Housing Elements must contain three  
10 components including an assessment of the housing needs of the community; a  
11 statement of the community's goals and policies related to the maintenance and  
12 creation of housing as well as a 5 year implementation schedule for achieving the  
13 goals and objectives.

14  
15 Initially the Draft Housing Element was developed as a result of several public  
16 meetings and a Joint Study Session between the Planning Commission and the  
17 City Council. Since that time the Element was submitted to HCD a few times.  
18 We've had comments back from them and worked closely with HCD staff to  
19 develop the draft that you have before you. During that time we also  
20 experienced the turnover of some HCD staff and each staff that worked on it had  
21 different priorities and so the changes reflect comments by both of the staff  
22 members of HCD that reviewed it. Ultimately HCD required seven substantive  
23 changes to the Element and I am going to go through them in order.

24  
25 The first was the elimination of the under-utilized inventory. Initially staff had  
26 identified 158 acres of one to two acre sites that had one or two houses on them  
27 and were zoned R15. HCD disagreed; they did not approve the methodology  
28 that we use and ultimately we eliminated the under-utilized inventory from the  
29 Element.

30  
31 The second requirement that they changed to the Element was that they required  
32 the addition of a single-room occupancy zone. State law requires that cities  
33 make sites available for the development of single-room occupancy units so  
34 we've included a new program No. 8.25 that proposes to establish the zoning in  
35 multi-family zones and in commercial zones that allow motel uses. HCD required  
36 the addition of homeless shelters as a permitted use. The State law requires  
37 jurisdictions to identify a zone where emergency shelters are allowed without a  
38 discretionary permit. They felt that the available sites originally proposed in the  
39 Element were inadequate to meet this requirement so staff has added a new  
40 program No. 8.26 that adds homeless shelters as a permitted use in the Moreno  
41 Valley Industrial Area Specific Plan. Planning staff will be developing the  
42 development standards for this proposed zone and bringing them to you for  
43 review.

44  
45 HCD required the addition of reasonable accommodations procedures. State law  
46 requires jurisdictions to provide accommodations for the development of housing

1 for people with disabilities. We've proposed a program No. 8.27 to develop  
2 procedures and present them to the Planning Commission and the City Council  
3 for adoption.

4  
5 HCD required the addition of farm worker housing sites in accordance with State  
6 law that require cities to identify sites that are suitable for the development of  
7 farm worker housing without requiring a Conditional Use Permit, so staff has  
8 proposed new program No. 8.29 to amend the Development Code to  
9 identify farm worker housing sites.

10  
11 HCD also required... they recognized that this City encourages the development  
12 of affordable housing through several different programs and those programs  
13 were identified throughout the Housing Element. During the course of  
14 conversations they recommended that we consolidate all of these various pieces  
15 or all the different ways that we encourage affordable housing development into  
16 a single document, so we have proposed development of a brochure that will go  
17 over the ability of developers to reduce or defer their development impact fees;  
18 have their permits streamlined; they receive the waiver of TUMF fees through the  
19 County of Riverside and also describe the Density Bonus Program.

20  
21 The final recommendation of HCD had to do with the Regional Housing Needs  
22 Assessment. As you know SCAG projects demand for future housing and  
23 allocates the units that each city has to plan for. The City does not have to build  
24 the units simply allow zoning that would provide the adequate number of units  
25 and then the units are divided into different income categories based on the  
26 relationship to the area median income. For the AMI that they used as their  
27 baseline, it is as family of four; the AMI is \$65,000 per year and they allocate  
28 various numbers of units to the different income categories, whether they be very  
29 low at 50% AMI low income at less than 80% AMI, moderate income which would  
30 go up to 110% AMI or above moderate which exceeds 120% AMI and each of  
31 those income categories, they recommend the number of units to be planned for  
32 in the Housing Element.

33  
34 Originally the Draft Housing Element included more than adequate numbers of  
35 sites for the income categories of moderate or above moderate, but they felt that  
36 it was inadequate planning for the very low or low income sites and so staff at  
37 HCD recommended that the City adopt an R30 zoning classification and HCD  
38 automatically will recognize R30 as an affordable housing compliant product and  
39 so the City has adopted the R30 zone. The City Council adopted that zone on  
40 September 22<sup>nd</sup>, 2009 and there are several sites that have been identified that  
41 they allow for the development of 2,815 units which more than covers the amount  
42 of sites that the RENA numbers allocate very low and low income housing.

43  
44 Just in summary, Moreno Valley's Housing Element has been approved by HCD.  
45 We're here to review the recommended changes that they made to the Housing  
46 Element since it was seen by the Planning Commission. Staff's recommended



1 actions are for the Planning Commission to Approve Resolution No. 2010-23 and  
2 recommend that the City Council adopt the proposed amendment of the General  
3 Plan Housing Element. This concludes the staff report and we are available to  
4 answer any questions you may have.

5  
6 **CHAIR DE JONG** – Thank you. Any Commissioner questions?

7  
8 **COMMISSIONER GELLER** – A couple of questions... single-room occupancy. I  
9 mean understand we have hotel and motel sites. Do they have something else  
10 in mind?

11  
12 **PLANNING OFFICIAL TERELL** – Yes I believe they do. They are talking about  
13 motels that rent by the month or the week as opposed to by the day.

14  
15 **CHAIR DE JONG** – Like a residence

16  
17 **PLANNING OFFICIAL TERELL** – A residential hotel and Michele mentioned  
18 both multi-family and commercial sites. Obviously hotels and motels are  
19 permitted in commercial areas and we would probably identify... we might limit  
20 that and not have it in all of them, so we have to set something that you guys will  
21 have to review and the other is that we already and have always allowed  
22 boarding houses in multi-family zones and a single-room occupancy is akin to a  
23 boarding house, so we'd be looking at those zones also. But as you said, the  
24 difference between a hotel and single-room occupancy is the way they do  
25 business.

26  
27 **COMMISSIONER GELLER** - What is this farm worker housing nonsense? We  
28 don't have any farms. I mean do you think that Beverly Hills has farm worker  
29 housing. I mean I find it insulting and kind of disgusting.

30  
31 **MANAGEMENT ANALYST NOBLE** – We spoke to the State about that and  
32 provided them with data that showed that we no longer have farm uses in the  
33 community, however their insistence on farm worker housing is not so much that  
34 we build it or that there be a group that use it, but that there be a zoning category  
35 that would permit it should it be needed. That is all, so we explained to them if  
36 we allow farm worker housing per say in the multi-family housing zone, but they  
37 still wanted us to ensure that there was a designation that specifically allowed it  
38 by right and so that's why it is in there.

39  
40 **COMMISSIONER GELLER** – These don't sound like recommendations. I mean  
41 are these demands?

42  
43 **MANAGEMENT ANALYST NOBLE** – The requirement for the farm worker  
44 housing is written in the State law for housing.

45

1 **COMMISSIONER GELLER** – No I'm saying Michele was talking about that these  
2 are recommendations. It sounds like these are demands by the State that we  
3 have to do these things. Is that a mischaracterization?  
4

5 **MANAGEMENT ANALYST NOBLE** – Well the Housing Element has to meet  
6 certain requirements within State law and so when the State recommends that  
7 we modify our Element to meet State law it's phrase is a recommendation in  
8 order to comply with State law, so the requirements are within the State law for  
9 Housing Elements.  
10

11 **COMMISSIONER GELLER** – What if we don't do it. What will happen?  
12

13 **MANAGEMENT ANALYST NOBLE** – We would not have a certified Housing  
14 Element and of course you wouldn't be eligible for State funding but I think what  
15 is more a serious consequence and some cities had this problem recently is that  
16 your whole General Plan can be called into question and then your ability to  
17 issue permits and so forth is compromised and then beyond that you can be  
18 sued and the State has done that or is doing that and either by the State or  
19 Housing advocates or poverty advocates, so those are the most serious  
20 consequences of not having a certified Element.  
21

22 **CHAIR DE JONG** – Is there anything else?  
23

24 **COMMISSIONER GELLER** – Those are all my questions.  
25

26 **CHAIR DE JONG** – When you talk about the elimination of the under-utilized  
27 inventory; inventory to me sounds like something that is on hand and is perhaps  
28 built. Can you define that a little bit further? How do you eliminate that? What  
29 does that mean exactly?  
30

31 **REDEVELOPMENT ADMINISTRATOR PATTERSON** – Originally staff and I  
32 identified parcels throughout the community that were at least one to two acres in  
33 size but had just one or two units on them and that the zoning for those  
34 properties was R15 or higher and so using that listing of properties staff then  
35 recalculated the potential for creation of units based on the R15 zone or  
36 whatever zone was applied to that size unit and was then submitting those units  
37 as applicable to the RENA numbers. HCD disallowed this methodology and so  
38 we eliminated the entire calculation from the Element.  
39

40 **CHAIR DE JONG** – Without eliminating the structures. That's what I was getting  
41 at.  
42

43 **REDEVELOPMENT ADMINISTRATOR PATTERSON** – No we did not eliminate  
44 any structures, we eliminated the inventory.  
45

1 **PLANNING OFFICIAL TERELL** – Yes in essence there are; and these were  
2 mostly as I recall in Edgemont and Central Sunnymead, there were a variety of  
3 sites that... well multi-family housing can be built there. We were trying to  
4 demonstrate that it had been built at the affordable rates and it will still be built  
5 but it just won't count toward the numbers that the State has given us for low and  
6 moderate income housing.

7  
8 **CHAIR DE JONG** – Okay, that makes sense. Thank you. Are there any other  
9 questions?

10  
11 **VICE CHAIR BAKER** – You know one thing I and just to bring us to speed here  
12 or at least me, on Title 9 can you give us a little synopsis just what that entails.

13  
14 **PLANNING OFFICIAL TERELL** – What Title 9 is? Title 9 of the Municipal Code  
15 used to be called the Development Code but it is the chapter that has all of the  
16 City's development regulations so many of the "programs" for the Housing  
17 Element once they are adopted or should they be adopted, would become work  
18 program items for Planning and Neighborhood Preservation to bring forward a  
19 series of potential Code Amendments and Zone Changes to the Planning  
20 Commission and City Council for review and final action to address the  
21 requirements of State law and we'll see then you know, we may not be able to do  
22 them all but we have committed to attempting to address all those issues.

23  
24 **VICE CHAIR BAKER** – Thank you

25  
26 **CHAIR DE JONG** – Thank you. Are there any other Commissioner questions of  
27 Staff? Okay seeing none at this time and seeing that we have no members of  
28 the public here I'm going to go ahead and open Public Testimony and ask if  
29 anybody would like to come forward at time and speak on this matter and nobody  
30 is rushing forward. I'm going to go ahead and close Public Testimony and open  
31 Commissioner Debate.

32  
33 **COMMISSIONER GELLER** – Honestly I appreciate the work that everyone has  
34 done but there is no way in the world that I'm going to recommend to City Council  
35 that we should have single-housing occupancy in this City, we have enough  
36 garbage housing or that we should have farm worker housing in this City and I'm  
37 not going to do it, so the Council can do what they want and the rest of the  
38 Planning Commission can do what they want, but I won't do it. We have enough  
39 real serious problem housing and I'm not going to recommend that we add more  
40 to it. You know we've all seen the skid rows and the places that do this stuff end  
41 up being garbage communities and I will not; I cannot put my name on something  
42 whether State law requires it or not, I guarantee you Beverly Hills does not have  
43 farm worker housing; they don't have single-occupancy housing. I mean this is  
44 just bologna and they are trying to dump all this garbage on Moreno Valley and  
45 we're sick of it and I'm sick of it and it has nothing to do with you. You are doing

1 your job and like I say it's not a personal thing on the recommendations that you  
2 made but I can't do it, so that's my thoughts.

3  
4 **COMMISSIONER SALAS** – I've got to agree with Commissioner Geller on the  
5 single-room. I can't back that either.

6  
7 **PLANNING OFFICIAL TERELL** – Again and not to change your minds, but all  
8 we are committing to is to establish a program and present it for that. We are not  
9 agreeing that it will be approved or adopted by the City Council... well the City  
10 Council can do whatever they want, but the Planning Commission is not required  
11 to agree with what we bring forward but we are required to establish a program to  
12 bring it forward and if we don't do it then we can deal with the consequences  
13 later. Hopefully we can craft an ordinance that doesn't create a burden on the  
14 City and that would certainly be Staff's interest also is not to blindly follow the  
15 recommendations of State HCD, but to look at what other cities have done and I  
16 think we can certainly look at the City of Beverly Hills because they are probably  
17 in compliance with this, but how are they in compliance with this and we'll look at  
18 very closely.

19  
20 Some cities have had certified Housing Elements for quite some time and Irvine  
21 comes to mind and I'm guessing they have some kind of regulation that permits  
22 single-room occupancy and farm worker housing and we're going to look very  
23 closely at those to see that we're not treated differently than other communities.  
24 So I just wanted to make sure that by recommending this or putting this forward  
25 to the City Council in any way you might want to do, even with a recommendation  
26 of denial, that the commitment is to the program; the commitment is not to enact  
27 the program and not that you won't and we'll come up with some great things for  
28 you to look at, but your commitment is not saying you will adopt a single-room  
29 occupancy ordinance. That is not what your action tonight says.

30  
31 **CHAIR DE JONG** – Just that we will look at; that we as a City will look at it.

32  
33 **PLANNING OFFICIAL TERELL** – We will make a best faith effort and if we don't  
34 there may be consequences but at least we will make a best faith effort to  
35 consider it. If we don't agree to attempt then there are consequences potentially  
36 now.

37  
38 **CHAIR DE JONG** – Worse consequences than if we don't. In the City's mind  
39 what in terms of this farm worker housing issue, what do you think the City would  
40 propose that those units would even be like? I mean how would they differ from  
41 a normal single-family residence home?

42  
43 **PLANNING OFFICIAL TERELL** – I'd have to look. I think we might actually  
44 have something in the Code that might comply. We used to have agricultural  
45 zones in town and we don't have the agricultural zone in town and there used to  
46 be certain zones; I believe they were the rural residential zones that allowed

1 something and it might not have been explicitly farm worker housing, but there  
2 were allowance for additional units. We do allow second units and we might  
3 construe second units in certain zones to be farm worker housing. We have to  
4 look at what the State's definition is, but I do recall when we had an agricultural  
5 zone that was a zone where you could have farm worker housing. We don't  
6 have that zone anymore, so we need to research the Code and there are all  
7 kinds of little and I call them land mines but surprises in the Code that we might  
8 actually be able to make a case that meet this objective, so that's where we'll  
9 start. Is there something in the Code that allows us to meet this objective and if  
10 not we'll probably consider some of the rural areas where agriculture actually still  
11 exists to potentially permit farm worker housing.

12  
13 **CHAIR DE JONG** – Do you think this clause would ever be utilized in real life?

14  
15 **PLANNING OFFICIAL TERELL** – In real life... There certainly are properties  
16 here in town where there is agriculture and farmer workers live on those in the  
17 existing residential structures on those properties. I mean it does exist today.  
18 Will we have farm worker housing similar to what you might see and I've seen in  
19 Delano as an example. I don't think so because we don't have the farming  
20 industry to support that kind of housing which generally relies on State and  
21 Federal funding to build the housing, so in the real world, I don't think it will ever  
22 come up.

23  
24 **MANAGEMENT ANALYST NOBLE** – And as John and I have seen even in  
25 communities like Coachella where a modern farm worker development housing  
26 looks like, is nothing to what it used to look like. They are basically apartments.

27  
28 **CHAIR DE JONG** – That's what I was getting at.

29  
30 **MANAGEMENT ANALYST NOBLE** - People who happen to live there happen to  
31 work in the farming industry.

32  
33 **CHAIR DE JONG** – Yes that's kind of what I was getting at. The only thing that  
34 kind of comes to my mind which is over in Guasti which is closed down now, but  
35 the Guasti Street Winery has a series of 15 x 15 foot square little buildings just in  
36 rows and the area is all closed off now but I know this used to be designated  
37 farm workers in there. It is Historical now but quite ugly. I wouldn't want that  
38 kind of thing but you are saying it is not how it is now.

39  
40 **MANAGEMENT ANALYST NOBLE** – It's not what you would imagine and I've  
41 seen some of those projects out in Coachella that are developed and they would  
42 be similar to you know Cottonwood Place where you would have a two-story  
43 project with apartments and it is not exclusively farm worker most of the time.

44  
45 **CHAIR DE JONG** – Designed to the same City standards that everything else is.

46

1 **MANAGEMENT ANALYST NOBLE** – Yes so we're like saying here in multi-  
2 family zones it would be an apartment in that respect

3  
4 **PLANNING OFFICIAL TERELL** – Right and obviously what it looks like as  
5 Gretel says is very different but Coachella is a community that qualifies for  
6 financing for farm worker housing. Moreno Valley is a community that qualifies  
7 for other types of multi-family housing and that's what will likely occur here. Farm  
8 worker housing under the financing programs will not occur here because this  
9 community doesn't qualify for that funding, but as I said before I think there is  
10 certainly farm worker housing in this community that may no longer be farm  
11 worker housing but it was certainly built as farm worker housing and back when I  
12 guess the egg laying industry or whatever the big industry out here was big,  
13 because I know people that worked in that industry and they still live here but  
14 they don't live in what we would consider the old type of farm worker housing.

15  
16 **CHAIR DE JONG** – One more question. Since the other closest community I  
17 can think of is Chino and I know Chino had tons and tons of farms and they still  
18 have a lot, do you know how they deal with this? Do they have farm worker  
19 areas? Do they have farm worker houses? Any idea?

20  
21 **PLANNING OFFICIAL TERELL** – I'm not aware of it. I mean most of the  
22 industry there was the dairy industry.

23  
24 **CHAIR DE JONG** – A lot of it still is.

25  
26 **COMMISSIONER GELLER** – They're kind of mansions, if you want to call those  
27 farm worker houses

28  
29 **PLANNING OFFICIAL TERELL** – It's not migrant, but I mean they certainly did  
30 have and as Michele said that is year round housing I guess, but there is  
31 certainly farm owner housing and if you go onto those sites, there are second  
32 and third and fourth units on many of those properties. You see it out in San  
33 Jacinto and Hemet also where there is more than one residential structure, but  
34 that would be for a full time person that is working there year round. Most farm  
35 worker housing is migrant housing and the old type of housing is what you talked  
36 about; it is housing for single-men primarily or men that don't have their families  
37 with them.

38  
39 **CHAIR DE JONG** – It is kind of like dormitory almost

40  
41 **PLANNING OFFICIAL TERELL** – But there is plenty of housing and the reason  
42 that I mentioned Delano is because I spent a lot of time there when I was in  
43 College. I had a lot of friends there and some of them lived in farm worker  
44 housing and they lived in family housing.

45  
46 **CHAIR DE JONG** – Fair enough.

1 **VICE CHAIR BAKER** – On the homeless shelters, do you have any idea how  
2 many of those we have here in Moreno Valley?  
3

4 **PLANNING OFFICIAL TERELL** – Zero. We don't have an existing homeless  
5 shelter but there are three homeless facilities on the northeast quadrant of March  
6 Air Reserve Base and they have been there for at least 10 years.  
7

8 **VICE CHAIR BAKER** – Okay, thank you  
9

10 **CHAIR DE JONG** – Okay we are in the middle of debate. Is there anybody else  
11 want to continue. Do you have any other debating issues? Okay, we're getting  
12 close to making a motion. Does anybody wish to make a motion? Whoever  
13 wants to make a motion...? You mentioned you wanted to before unless there is  
14 further debate.  
15

16 **VICE CHAIR BAKER** – I move that we **APPROVE** Planning Commission  
17 Resolution 2010-23 and hereby **RECOMMEND** that the City Council **ADOPT** a  
18 proposed Amendment to the General Plan Housing Element PA08-0053.  
19

20 **CHAIR DE JONG** – Okay, thank you. Is there a second to that?  
21

22 **COMMISSIONER SALAS** – I'll second that  
23

24 **CHAIR DE JONG** – Okay we have a motion and a second. All those in favor?  
25

26 Opposed - 1 (Commissioner Geller)  
27

28 **Motion carries – 3 – 1 – 2, with two absent (Commissioner Marzoeki and**  
29 **Commissioner Dozier)**  
30

31 **CHAIR DE JONG** – Thank you. Staff wrap up please.  
32

33 **PLANNING OFFICIAL TERELL** – Yes this recommendation shall be forwarded  
34 to the City Council for final review and action in January.  
35

36 **CHAIR DE JONG** – Thank you.  
37  
38  
39

40 **800 OTHER BUSINESS**  
41  
42  
43  
44  
45  
46

1                   **810                   Approval of Minutes**  
2   **October 28<sup>th</sup>, 2010**

3  
4    **CHAIR DE JONG** – Approval of Minutes for October 28<sup>th</sup>, 2010

5  
6    **COMMISSIONER GELLER** – Move approval

7  
8    **CHAIR DE JONG** – Okay do we have a second?

9  
10   **VICE CHAIR BAKER** – Second

11  
12   **CHAIR DE JONG** – All those in favor?

13  
14    Opposed – 0

15  
16   **Motion carries 4 – 0, with two absent (Commissioner Dozier and**  
17   **Commissioner Marzoeki)**

18  
19  
20  
21                   **820                   Staff Comments**

22  
23    **PLANNING OFFICIAL TERELL** – You will most likely have a meeting on  
24    December 9<sup>th</sup>. It will consist of between one and four items and I'll know more  
25    next week because some of the noticing has to occur as soon as next week. If  
26    for some reason there aren't any items, we'll let you know as soon as possible  
27    but it does appear that they'll be between one and four items.

28  
29    **CHAIR DE JONG** – Okay, thank you

30  
31  
32  
33                   **900                   COMMISSIONER COMMENTS**

34  
35    **COMMISSIONER GELLER** – From what we've heard from the City Clerk I think  
36    the vote counts for District 4 are supposedly complete tonight and it looks like  
37    Marcelo Co has won and Richard Stewart won in District 2, so congratulations  
38    and that's it for me.

39  
40    **CHAIR DE JONG** – Good, congratulations. Easy enough, anybody else?

41  
42    **VICE CHAIR BAKER** – On behalf of the Planning Commission I'd like to  
43    commend John Terell on his work with Habitat for Humanity. I attended the  
44    dedication and Open House on those two homes. You did a great job over there  
45    John and his board. It took a lot of people to pull that off. I wish I'd have been



1 involved in it now but maybe later on down the road if you have another one I'd  
2 be interested in that. Good job, John.

3  
4 **PLANNING OFFICIAL TERELL** – Thank you, we'll put you on the list and since  
5 they are here tonight, both Gretel and Michele are also a factor in that. Gretel  
6 was very involved with Habitat for Humanity for many years as a volunteer and  
7 Michele in Neighborhood Preservation provide part of the resources that is  
8 necessary to do Habitat's mission in Moreno Valley.

9  
10 **CHAIR DE JONG** – Excellent, good work. Okay I have nothing else tonight, so if  
11 we have a motion to adjourn...

12  
13  
14

15 **1000 ADJOURNMENT**

16  
17 **COMMISSIONER GELLER** – Motion to adjourn

18  
19 **VICE CHAIR BAKER** - Second

20  
21 **CHAIR DE JONG** – And seconded. Good night Moreno Valley.

22  
23  
24  
25  
26  
27  
28

29 \_\_\_\_\_  
30 John C. Terell  
31 Planning Official  
32 Approved

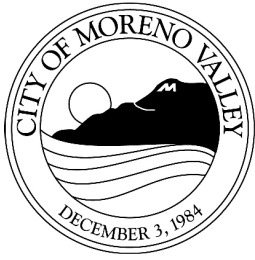
\_\_\_\_\_ Date

33  
34  
35  
36

37 \_\_\_\_\_  
38 Rick De Jong  
Chair

\_\_\_\_\_ Date

**This page intentionally left blank.**



## PLANNING COMMISSION STAFF REPORT

---

Case: P10-093 – Variance

Date: January 27, 2011

Applicant: Jose A. Navarro

Representative: Maurice Ramirez

Location: Southwest corner Ironwood Avenue and Marigold Avenue at  
12013 Marigold Avenue

Proposal: Variance to replace an existing attached two car garage with an  
attached single car garage and carport.

Redevelopment Area: N/A

Recommendation: Approval

### **SUMMARY**

P10-093 is an application for a variance to replace a two car garage with a single car garage and carport. The loss of the existing two car garage is the result of a City road widening project.

**PROJECT DESCRIPTION**

The applicant, Jose Navarro, has submitted application P10-093 for a Variance from the City's requirements for off-street parking for a single family residence. Municipal Code Section 9.11.040 requires a two car enclosed garage for all single family residences.

The applicant proposes to replace the existing attached two car garage with an attached single car garage and a carport. The new garage and carport would be attached to the southeast side of the residence and provide covered off-street parking for two vehicles. As proposed, the new garage and carport would meet the side yard setback for the R5 zone. The existing garage would be converted to additional living space for the house.

**Background**

The project site is located at the southwest corner of Ironwood Avenue and Marigold Avenue at 12013 Marigold Avenue. The property is developed with a single family residence on an 8,342 square foot (0.18 acre) parcel in the R5 zone. Surrounding land uses include single family residences on lots of comparable size as the project site in similar R5 zoning.

The City is in the process of widening Ironwood Avenue to a four lane arterial from Heacock Street to Perris Boulevard. A strip of land, eleven feet wide and 1,424 square foot in size, along the project site's Ironwood Avenue frontage is needed to widen this section of Ironwood Avenue. Once the additional land is acquired by the City, the parcel will be reduced from 8,342 to 6,918 square feet, below the minimum lot size of 7,200 square feet in the R5 zone.

The existing two car garage is accessed from Ironwood Avenue. The street widening will create a driveway that is no longer of sufficient length to allow for safe access, requiring the garage to be closed. A new single car garage (22'x14') and carport (21'6"x14') are proposed with access from a new driveway on Marigold Avenue.

Municipal Code Section 9.11.040 requires that all single family residences provide a two car garage to meet off-street parking standards. The project site does not have sufficient area to replace the two car garage.

**Design**

The existing driveway on Ironwood Avenue will be removed by the City as part of the road widening project. The garage door will be removed and replaced with a new wall to match the exterior of the residence.

The roof and exterior of the replacement single car garage will be compatible with the main residence and will meet required side yard setbacks. The carport will be attached and will meet the City's criteria for an accessory structure. As designed, the single car garage and carport will satisfy the City's design guidelines for accessory structures.

**Planning Commission Staff Report**  
**Page 3**

**REVIEW PROCESS**

Planning staff has reviewed the proposal along with chapters in the Municipal Code related to parking, the R5 zone, accessory structures and variances and determined that the required findings can be made to support the applicant's request for a variance.

**ENVIRONMENTAL**

With consideration given to the preceding information, Planning has determined that this Variance will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

**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, staff had received no inquiries regarding the project.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution No. 2011-01 and thereby take the following actions:

1. **RECOGNIZE** that Variance application P10-093 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.
2. **APPROVE** Variance application P10-093, subject to the findings in Planning Commission Resolution #2011-01

Prepared by:

Approved by:

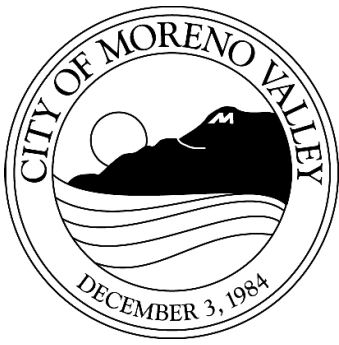
Jeff Bradshaw  
Associate Planner

John C. Terell, AICP  
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2011-01
3. Site Plan
4. Right-of-way dedication exhibit
5. Aerial Photograph

**This page intentionally left blank.**



# 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:** P10-093 - Variance

**APPLICANT:** Jose A. Navarro

**OWNER:** Jose A. Navarro

**REPRESENTATIVE:** Maurice Ramirez

**LOCATION:** Southwest corner of Ironwood Avenue and Marigold Avenue at 12013 Marigold Avenue

**PROPOSAL:** Request to replace a two car garage with a single car garage. The City's Municipal Code requires that all single family residences provide a two car garage to meet off-street parking standards. The City is in the process of improving Ironwood Avenue to a four lane arterial from Heacock Street to Perris Boulevard. A strip of land, eleven feet wide, along the project site's Ironwood Avenue frontage is needed to widen this section of Ironwood Avenue. The existing two car garage, which faces Ironwood Avenue, has to be closed due to the right-of-way acquisition. The project site does not have sufficient area to replace the two car garage and so the property owner is requesting a variance for a single car garage.

**ENVIRONMENTAL DETERMINATION:** Exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, as a Class 3 Categorical Exemption.

**COUNCIL DISTRICT:** 1

**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.

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:** January 27, 2011 at 7:00 PM

**CONTACT PLANNER:** Jeff Bradshaw

**PHONE:** (951) 413-3224

If you challenge any of these items in court, you may be

**This page intentionally left blank.**



**PLANNING COMMISSION RESOLUTION NO. 2011-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING APPLICATION P10-093 FOR A VARIANCE FOR A SINGLE CAR GARAGE AND CARPORT FOR A 0.18 ACRE PROPERTY AT 12013 MARIGOLD AVENUE (ASSESSOR'S PARCEL NUMBER 481-031-001).**

**WHEREAS**, the applicant, Jose Navarro, has filed application P10-093, for a variance to replace an existing two car garage with a single car garage and carport for a single family residence located at the southwest corner of Ironwood Avenue and Marigold Avenue at 12013 Marigold Avenue, as described in the title of this Resolution.

**WHEREAS**, on January 27, 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 January 27, 2010, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
  1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;

**FACT:** Municipal Code Section 9.11.040 requires a two car garage for all single-family residences. The existing home on the project site includes a two car garage. However, due to the City's Ironwood Avenue widening project, the existing garage has to be

closed. The road widening requires the acquisition of 11 feet of additional right-of-way along the site's Ironwood Avenue frontage. The resulting lot will be no longer meet the minimum width or size for a single family lot in the R5 zone. The existing two car garage faces Ironwood Avenue and the driveway is no longer of sufficient length to allow for safe use of the existing garage. Due to site constraints, there is only room to replace the two car garage with a single car garage and carport located near the site's southern property line. The garage and carport meet all required setbacks and the new driveway allows for safe access to the project site.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;

**FACT:** The loss of the two car garage is the result of a City road widening project. The request to replace the two car garage with a single car garage and carport is an exceptional or extraordinary circumstance that is applicable to the project site, and which does not apply to other properties within the vicinity or with same zoning.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;

**FACT:** The loss of the two car garage is the result of a City road widening project. Strict enforcement of the City's parking requirement would deprive the applicant of privileges enjoyed by other property owners in the vicinity or under the same zoning classification. The request to replace the two car garage with a single car garage and carport allows for off-street parking for the existing home.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification;

**FACT:** Approval of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification. There are no other residences in the vicinity of the project or under the same zoning classification, which have been impacted by the City's road widening project in a similar manner.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

**FACT:** The granting of a variance would allow the existing two car garage to be replaced with a single car garage and carport that meet all required setbacks. The loss of the existing two car garage is the result of a City road widening project. The proposed variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

6. That the granting of a variance is consistent with the objectives and policies of the general plan and the intent of this title;

**FACT:** The granting of a variance would be consistent with the objectives and policies of the project site's Residential 5 General Plan designation. The granting of a variance would allow the existing two car garage to be replaced with a single car garage and carport that meets all required setbacks and provides enclosed off-street parking as required by Title 9 of the Municipal Code

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2011-01, approving application P10-093 for a variance subject to the findings contained herein.

**APPROVED** this 27<sup>th</sup> day of January, 2011.

---

Rick De Jong  
Chair, Planning Commission

ATTEST:

---

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

APPROVED AS TO FORM:

---

City Attorney

**This page intentionally left blank.**

City of Moreno Valley

12013 Marigold Avenue  
Moreno Valley, CA

APN 481-031-001



Ironwood Avenue

Close off existing garage door with new wall

Existing R/W

New R/W

Sidewalk Construction by City

12013 Marigold  
APN 481-031-001

Existing Patio Cover

NEW CARPORT

21'-6"

New 22' x 14' Garage

(Approx)

New 8' Wide Concrete Driveway

24' (Approx)

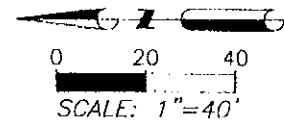
20'

Marigold Avenue

Driveway approach constructed by City

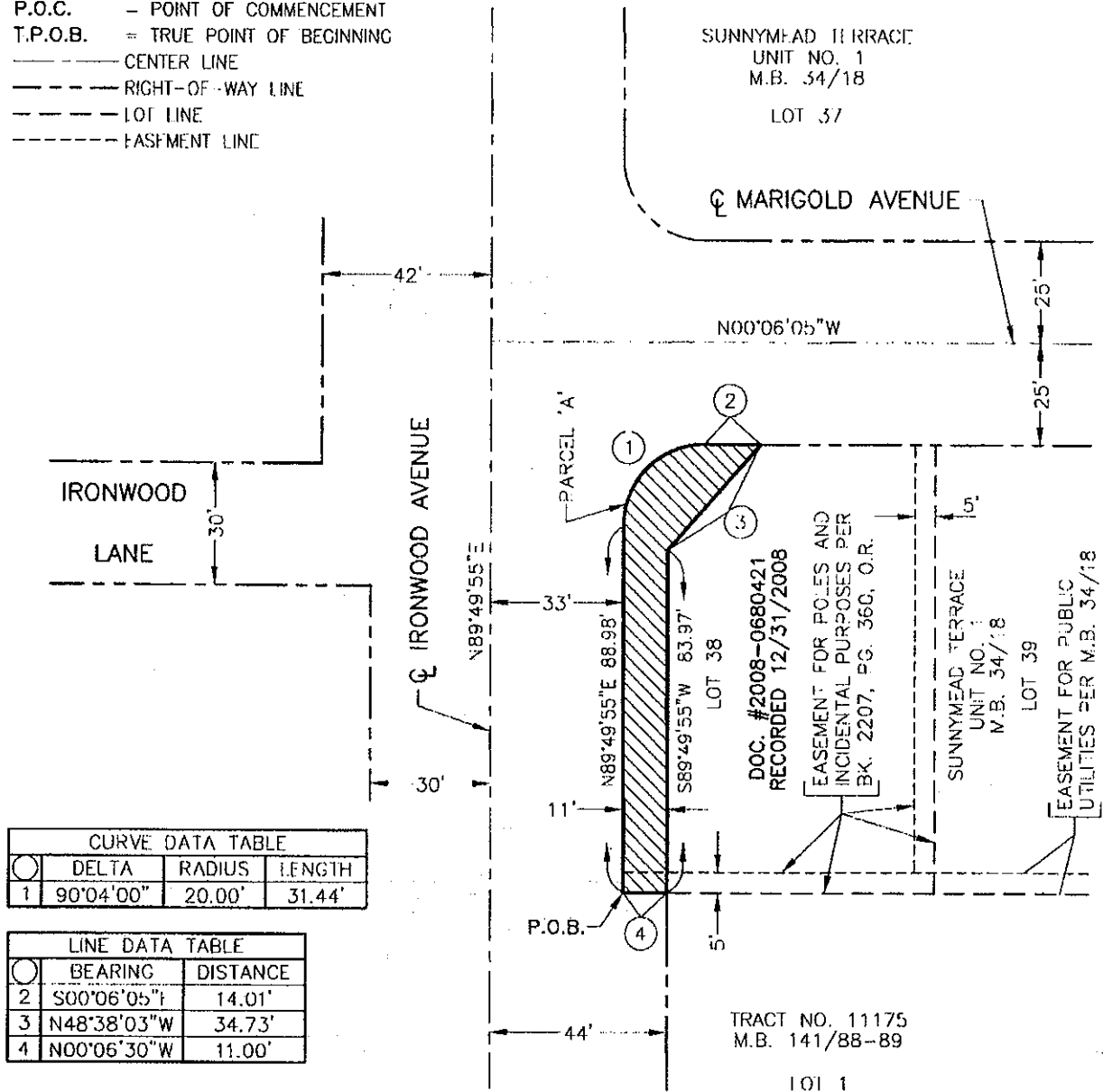
**This page intentionally left blank.**

**EXHIBIT "A"**  
**CITY OF MORENO VALLEY**  
**RIGHT-OF-WAY DEDICATION**



**LEGEND:**

- LIMITS OF DEDICATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- T.P.O.B. = TRUE POINT OF BEGINNING
- CENTER LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - EASEMENT LINE



CURVE DATA TABLE			
○	DELTA	RADIUS	LENGTH
1	90°04'00"	20.00'	31.44'

LINE DATA TABLE		
○	BEARING	DISTANCE
2	S00°06'05\"I	14.01'
3	N48°38'03\"W	34.73'
4	N00°06'30\"W	11.00'

**AREA OF DEDICATION:**

1,424 SQ. FT. (0.0327 AC.)



**KDM Meridian**

22541 Aspan St., Ste C  
 Lake Forest, CA 92630  
 Phone: 949-768-0731  
 Fax: 949-768-3731

A.P.N. 481-031-001

**This page intentionally left blank.**



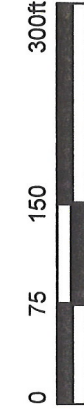
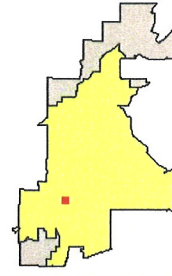
# PROJECT SITE MAP

12013 Marigold Avenue- APN 481-031-001



## Legend

- Highways
- Parcels
- Roads
- March Installation Area
- Waterbodies
- Sphere of Influence
- Ortho Photography
- City Boundaries
  - Calimesa
  - Moreno Valley
  - Perris
  - Riverside



**PROJECT SITE**

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

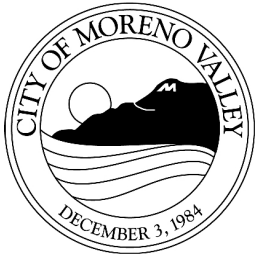
DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County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

Powered By GeoSmart.net

Printed: 11/16/2010 9:36:26 AM



**This page intentionally left blank.**



## PLANNING COMMISSION STAFF REPORT

---

Case: P10-104 Variance  
P10-083 Amended Plot Plan

Date: January 27, 2011

Applicant: Daniel Estay

Representative: Daniel Estay

Location: 24226 Sunnymead Boulevard

Proposal: The proposed project includes an Amended Plot Plan and a Variance for parking lot and landscaping improvements. Due to the existing site constraints, the minimum development standards cannot be met. The applicant is changing the use from retail to medical office which requires additional parking. The existing zoning is within the Specific Plan 204 Village Commercial Residential (SP204 VCR)

Redevelopment Area: Yes

Recommendation: Approval

### **SUMMARY**

The applicant, Daniel Estay has submitted an Amended Plot Plan and a Variance for parking lot and landscaping minimum standards which cannot be met due to the existing site constraints. The applicant is changing the use from retail to medical office which requires additional parking.

## **PROJECT DESCRIPTION**

### **Project**

The project includes an Amended Plot Plan for a change of use from retail to medical office. The medical office use requires additional parking spaces and required parking lot and landscaping standards which due to the existing site constraints cannot be met. Currently the site has a retail building in the front facing Sunnymead Boulevard with a residential unit in the middle of the site. In the past, parking has been adjacent to the building and in the rear of the parcel. Due to the change of use and proposed tenant improvements, the site improvements are required to meet the minimum parking lot design standards for include parking stalls, landscaping and step-outs.

Variance findings can be supported by the unique circumstances or conditions of the project site. The site was developed in the 1950's with the retail and residential structures. There have been little or no changes to the site except possible alterations to the interior of the structures.

### **Site**

The site is .35 acres located at 24226 Sunnymead Boulevard within the Specific Plan 204 Village Commercial Residential (SP204VCR). The site is developed with a retail building to the front with a Porte Cochere extending over the driveway. In the middle of the parcel is a single family dwelling. The remainder of the parcel has been used for parking.

### **Surrounding Area**

The surrounding area is a mixed use area with retail uses and residential. All retail uses face either Sunnymead Boulevard or Postal Avenue with some sporadic residential to the rear of the parcels. Postal Avenue to the north has multi-family units directly behind this parcel.

### **Access/Parking/Landscaping**

Access will be from Sunnymead Boulevard with the existing gate to the north being eliminated. Parking is proposed for the middle of the site between the buildings and in the rear of the parcel. The parking lot design includes 17 parking stalls, which is the minimum required for the use, landscape planters and step-outs. Due to the site constraints, the landscape planters cannot meet the minimum standards. However, as designed, the site will provide the minimum number of parking stalls required and minimal landscape areas.

### **Design**

There will be only cosmetic changes to the exterior of the structures. The interior of the existing retail building will be altered to accommodate the medical office use. The existing residential structure is conditioned to remain vacant since no parking is provided for its occupancy.

## **REVIEW PROCESS**

The Amended Plot Plan was submitted on October 6, 2010. The Variance was submitted on December 14, 2010, to facilitate the final design of the project and reviewed by the Planning Division for compliance with the City's Municipal Code. The project met the requirements for a variance request due to existing site conditions.

## **ENVIRONMENTAL**

The project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities

## **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.

## **STAFF RECOMMENDATION**

That the Planning Commission **APPROVE** Resolution No. 2011- 02 and thereby:

1. **RECOGNIZE** that P10-104, Variance and P10-083 Amended Plot Plan qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** P10-104, Variance and P10-083 Amended Plot Plan subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Approved by:

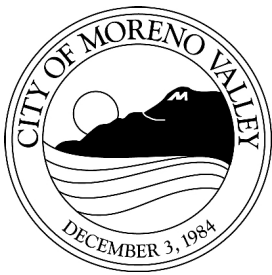
Julia Descoteaux  
Associate Planner

John C. Terell, AICP  
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2011-02 with attached Conditions of Approval.
3. Site Plan
4. Land Use Map
5. Aerial Photograph
6. Letter of Intent

**This page intentionally left blank.**



# 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:** P10-104 (Variance)  
P10-083 (Amended Plot Plan)

**APPLICANT:** Daniel Estay

**OWNER:** Guillermo Valenzuela MD

**LOCATION:** 24226 Sunnymead Boulevard  
(APN: 481-112-009)

**PROPOSAL:** The proposed project is a request for a Variance for parking lot and landscaping improvements. Due to the existing site constraints, the minimum development standards cannot be met. The applicant is changing the use from retail to office for the purpose of a medical office which requires additional parking. The existing zoning is within the Specific Plan 204 Village Commercial Residential (SP204 VCR)

**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:** 1

**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:** January 27, 2011 at 7 PM

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** (951) 413-3209

**This page intentionally left blank.**



RESOLUTION NO. 2011-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P10-083 AN AMENDED PLOT PLAN FOR A CHANGE OF USE FROM RETAIL TO MEDICAL OFFICE AND P10-104 A VARIANCE FOR PARKING LOT AND LANDSCAPING STANDARDS BASED ON EXISTING SITE CONSTRAINTS LOCATED AT 24226 SUNNYMEAD BOULEVARD (481-112-009).

**Section 1**

**WHEREAS**, the applicant, Daniel Estay has filed an application for the approval of P10-104 a Variance and P10-083 an Amended Plot Plan for the site improvements as described in the title of this Resolution.

**WHEREAS**, on January 27, 2011, 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 January 27, 2011, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
  - 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;

**FACT:** That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship for the property owner. The site is a developed parcel which includes a retail building on the south portion of the parcel which faces Sunnymead Boulevard and a single family unit in the middle of the site. The parcel is approximately 60 feet wide by 270 feet long and was developed in the 1950's without consideration for required parking or landscaping possibilities. The site could not be used as a medical office if the strict or literal interpretation of the existing Municipal Code and Specific Plan 204 were applied due to the current parking standards which include required ADA parking stalls.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;

**FACT:** There are exceptional or extraordinary circumstances regarding the property. The site was developed in the 1950's without consideration for future uses which require additional parking. The proposed medical office use will require a minimum of 17 parking spaces. The existing building layout provides difficulty in designing a parking lot meeting current standards with landscape areas and required parking stalls.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;

**FACT:** The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity. The project meets the zoning requirement which allows the medical office use in the Specific Plan 204, Village Commercial Residential. Properties to the north, south, east and west are have the same zoning designation.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification;

**FACT:** The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the

other properties in the vicinity and under the same zoning classification. Several parcels in the vicinity are similar to this parcel in size and design due to the year they were constructed.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

**FACT:** As proposed, the variance would not cause serious public health problems, safety or welfare, or materially injury to properties or improvements in the vicinity. There are no known hazardous conditions associated with the property, the design of the land division or type of improvements. The proposed office project will not have a significant impact on the environment because it involves a use 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 for Existing Facilities.

6. That the granting of a variance is consistent with the objectives and policies of the general plan and the intent of this title;

**FACT:** The proposed variance is consistent with the General Plan and the standards of the General Plan. The granting of a variance would be consistent with the objectives and policies of the project site's Mixed Use General Plan designation. The granting of a variance would allow the existing structure to be used as a medical office with the required minimum parking lot and landscaping as designed.

## Section 2

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 Variance and Amended Plot Plan use is consistent with the General Plan and the City's Municipal Code and the Specific Plan 204 Village Commercial Residential (SP204 VCR). As designed and conditioned, the proposed medical office facility is compatible with the General Plan 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:** The proposed project complies with the Specific Plan 204 Village Commercial Residential which provides for medical office uses. 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 Amended Plot Plan, P10-104 will not have a significant effect on the environment because it involves a use 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 for Existing Facilities.

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 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 land use in the vicinity is within the Specific Plan 204 Village Commercial Residential which allows for mixed use development. The proposed project, a medical office is a permitted use within the Specific Plan 204.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2011-02 approving P10-104 Variance and P10-083 Amended Plot Plan for the medical office with site improvements located at 24226 Sunnymead Boulevard Assessor's Parcel Number 481-112-009, subject to the attached conditions of approval included as Exhibit A.

APPROVED this 27<sup>th</sup> day of January, 2011.

---

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

**This page intentionally left blank.**

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
P10-104 VARIANCE  
P10-083 AMENDED PLOT PLAN  
24226 SUNNYMEAD BOULEVARD  
APN: 481-112-009**

**APPROVAL DATE:  
EXPIRATION DATE:**

**January 27, 2011  
January 27, 2014**

X **Planning (P), including School District (S), Post Office (PO), Building (B)**  
X **Fire Prevention Bureau (F)**

**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. This project is located within Specific Plan 204 Village Commercial Residential (SP204VCR). The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
- 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

---

**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 Map Act	

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-104 & P10-083  
PAGE 2**

shall be completed to the satisfaction of the City Planning Official. (MC 9.14.020)

- 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 Development 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 a medical office including parking lot and landscaping improvements. A Variance has been approved per the plans on file which include a minimum of 17 parking spaces with required parking lot landscaping to be installed per the approved plans. No off-site parking is allowed. A change or modification shall require separate Plot Plan submittal and approval.**
- P10. **The site parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards of a minimum of one (1) foot candle and a maximum of .5 foot candle at the property line.**

**PRIOR TO BUILDING PERMITS**

- P11. (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:



**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-104 & P10-083  
PAGE 3**

- A.** Parking lot design per the approved plans.
- 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.

**PRIOR TO CERTIFICATE OF OCCUPANCY**

- P12. (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. Parking lot to be installed per the approved plans. Variance approved.
  - 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. On site trees shall be planted at an within the new landscape areas.
  - 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). (Ldscp)
  - E. Site clean-up shall be completed.

**Building and Safety Division**

- B1. The above project shall comply with the 2010 California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building Department as a separate submittal.

**FIRE PREVENTION BUREAU**

1. 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. 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)

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-104 & P10-083  
PAGE 4**

- F3. 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)
- F4. 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) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1.1 and MVMC 8.36.050)
- F5. 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)
- F6. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F7. 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)
- F8. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1)
- F9. 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)
- F10. 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)
- F11. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 2701.5)

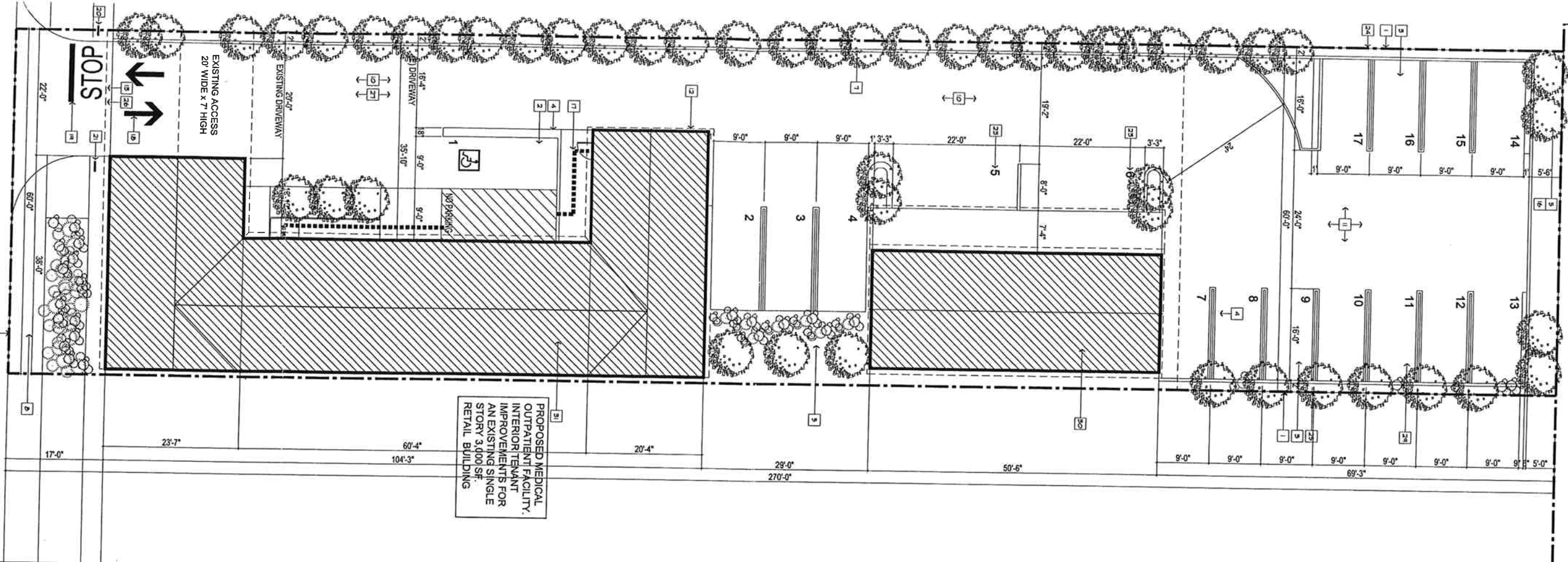
**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-104 & P10-083  
PAGE 5**

- F12. 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.
- F13. 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.
- F14. 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)
- F15. 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)
- F16. 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)
- F17. 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)
- F18. 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)
- F19. 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)
- F20. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-104 & P10-083  
PAGE 6**

- F21. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
  
- F22. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

NON - PUBLIC ALLEY



**PROPOSED SITE PLAN**

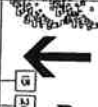
SCALE: 3/32" = 1'-0"

1

NORTH

24226 SUNNYMEAD BLVD.

**DOTS**



**SITE PLAN KEY NOTES**

- 1 PROPERTY LINE
- 2 HANDICAP PARKING
- 3 STANDARD PARKING SPACE
- 4 WHITE 4" WIDE PAINTED STRIPING
- 5 LANDSCAPED AREA
- 6 SITE LIGHTING FIXTURE
- 7 (E) TREE TO REMAIN
- 8 (E) CONCRETE SIDEWALK
- 9 (E) 6" CONCRETE CURB & GUTTER
- 10 (E) ASPHALT CONCRETE DRIVEWAY
- 11 (E) ASPHALT CONCRETE DRIVEWAY TO BE LEVELLED
- 12 BUILDING PROFILE
- 13 (E) CANOPY/ DROP-OFF COVERED PATIENT AREA
- 14 STRIPPED HANDICAP ACCESSIBLE ROUTE
- 15 0" CURB AREA APPROACH
- 16 (N) ACCENT TREE
- 17 ADA PATH OF TRAVEL
- 18 TRAFFIC ARROW PAINTED
- 19 STOP SIGN, PAINTED
- 20 24" HEXAGON STOP SIGN
- 21 18" X 24" HC SITE ACCESS SIGN
- 22 18" X 24" HC PARKING SIGN
- 23 NEW 8' X 22' PARALLEL PARKING STALL
- 24 (E) 6" HIGH CMU WALL TO REMAIN
- 25 (NEW) 6" HIGH CMU WALL TO MATCH EXISTING MAIN ENTRY CANOPY
- 26 MAIN ENTRY CANOPY
- 27 20' WIDE DRIVEWAY ACCESS VEHICLE
- 28 CMU WALLS TO BE DEMO
- 29 UNEVEN PARKING AREA TO BE DEMO AND LEVEL
- 30 EXISTING STRUCTURE TO REMAIN, NO CHANGE.
- 31 PROPOSED NEW OUTPATIENT MEDICAL FACILITY IN EXISTING STRUCTURE TO REMAIN, INTERIOR TENANT IMPROVEMENTS ONLY, NO INCREASE IN AREA OR CHANGE.

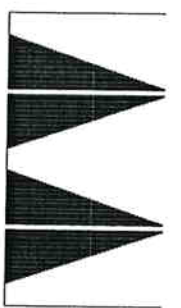
**GENERAL NOTES**

- 1) THE DATA INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. EXACT LOCATIONS, DISTANCES, LEVELS, AND OTHER CONDITIONS WILL BE GOVERNED BY THE BUILDING USE THE DRAWINGS AND SPECIFICATIONS FOR GUIDANCE, AND SECURE THE OWNER'S APPROVAL OF ALL CHANGES IN ADVANCE.
- 2) ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.
- 3) THE CONTRACTOR SHALL VISIT THE SITE & VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO BUILDING OWNER.
- 4) CONTRACTOR OR SUB-CRONTACTOR COVERING ANY OR ALL TRADES SHALL NOTIFY BUILDING OWNER OF ANY CONFLICT BETWEEN CONTRACT DRAWINGS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
- 5) NO DEVIATIONS FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER AND OWNER.
- 6) MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. ALL WORK SHALL BE PERFORMED BY SKILLED MECHANICS IN A WORKMAN - LIKE MANNER.
- 7) CLEAN PATCH & REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR ALTERATION OF WORK AS REQUIRED, INCLUDING EXISTING FIRE RATED ASSEMBLIES.
- 8) CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING & PROVIDING ALL BUILDING MATERIALS & FINISHES NOT SPECIFICALLY ADDRESSED IN PLANS.
- 9) WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH AND FOR REMOVAL OF ALL DEBRIS FROM THE BUILDING PREMISES. BUILDING RECEIPTS ARE NOT TO BE USED FOR CONSTRUCTION DEBRIS.
- 11) THE CONTRACTOR SHALL PICK UP AND PAY FOR ANY PERMITS NOT PROVIDED BY BUILDING OWNER.
- 12) ALL EXISTING WALLS SHALL BE FINISHED AS NECESSARY FOR SPECIFIED INTERIOR FINISH APPLICATIONS.
- 13) ALL FURNITURE PROVIDED BY OWNER OR INTERIOR DESIGNER.
- 14) SOME OF THE FINISHES AND FIXTURES CONTAINED IN THIS DOCUMENT ARE ON EXTENDED LEAD TIME AND MAY REQUIRE SPECIAL COORDINATION AND ADVANCED ORDERING. SUBSTITUTIONS WILL NOT BE ALLOWED FOR MATERIALS NOT ORDERED IN A TIMELY FASHION.
- 15) ALL FINISHES TO MATCH EXISTING WALL TEXTURE.
- 16) NEW DOORS TO MATCH EXISTING 1 COAT OF SEALER AND 2 COATS STAIN OF 'WANTO' OIL FINISH ON ALL DOORS.
- 17) MILLWORK CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL BY INT. DESIGNER.
- 18) PLASTIC LAMINATE ALL MILLWORK CABINETRY FINISHES (FORMICA) REFER TO SCHEDULE FOR COLORS AND MODEL.
- 19) MECHANICAL, PLUMBING AND ELECTRICAL SUB-CRONTACTORS TO SUBMIT PLANS AND OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION.

**VARIANCE REQUEST**

INTERIOR TENANT IMPROVEMENTS FOR AN EXISTG 1-STORY 3,000 SF. COMMERCIAL BUILDING DUE TO A REQUESTED CHANGE OF USE FROM COMMERCIAL/ RETAIL TO COMMERCIAL/ OFFICE :

1. PARKING LAYOUT DOES NOT FULLY COMPLY WITH CURRENT CALIFORNIA BUILDING CODE REGARDING 2-WAY DRIVEWAY WIDTH, AISLES WIDTH AND REQUIRED LANDSCAPING WIDTH STRIP ALONG PROPERTY LINES.
2. PROPOSED SITE PLAN PROVIDES REQUIRED NUMBER OF PARKING SPACES AND FULL ADA ACCESSIBILITY TO FACILITY.
3. REQUEST IS FOR TO APPROVE PROPOSED SITE PLAN AS PER LAYOUT WITH MINIMAL NON-CONFORMING ELEMENTS AS DESCRIBED.



**D. Estay Construction**

6431 La Garza Ct, Carlsbad, Ca 92009  
 Voice 760-438-1975 - fax 760-438-1981  
 e-mail: destaycontractor@yahoo.com  
 design - construction - management

PROJECT:

• INTERIORS • DESIGN •

**PROJECT**

**MOMMY AND ME**  
 TENANT IMPROVEMENTS FOR A NEW  
 OUTPATIENT MEDICAL FACILITY  
 24226 SUNNYMEAD BLVD.  
 MORENO VALLEY, CA 92553

**ISSUE DATES**

No	DATE	DESCRIPTION
1	10.05.10	PLANNING DEPT. SUBMITTAL

DRAFTING: DEC

CLIENT

**G. VALENZUELA MD.**  
 400 N. PEPPER AVE. MOD #7  
 COLTON, CA 92324  
 PHONE 909-580-6333

PROJECT No. 1004  
 DATE DEC 13th, 2010  
**SHEET TITLE**

SITE PLAN

P10-104-P10-083

**A-1**

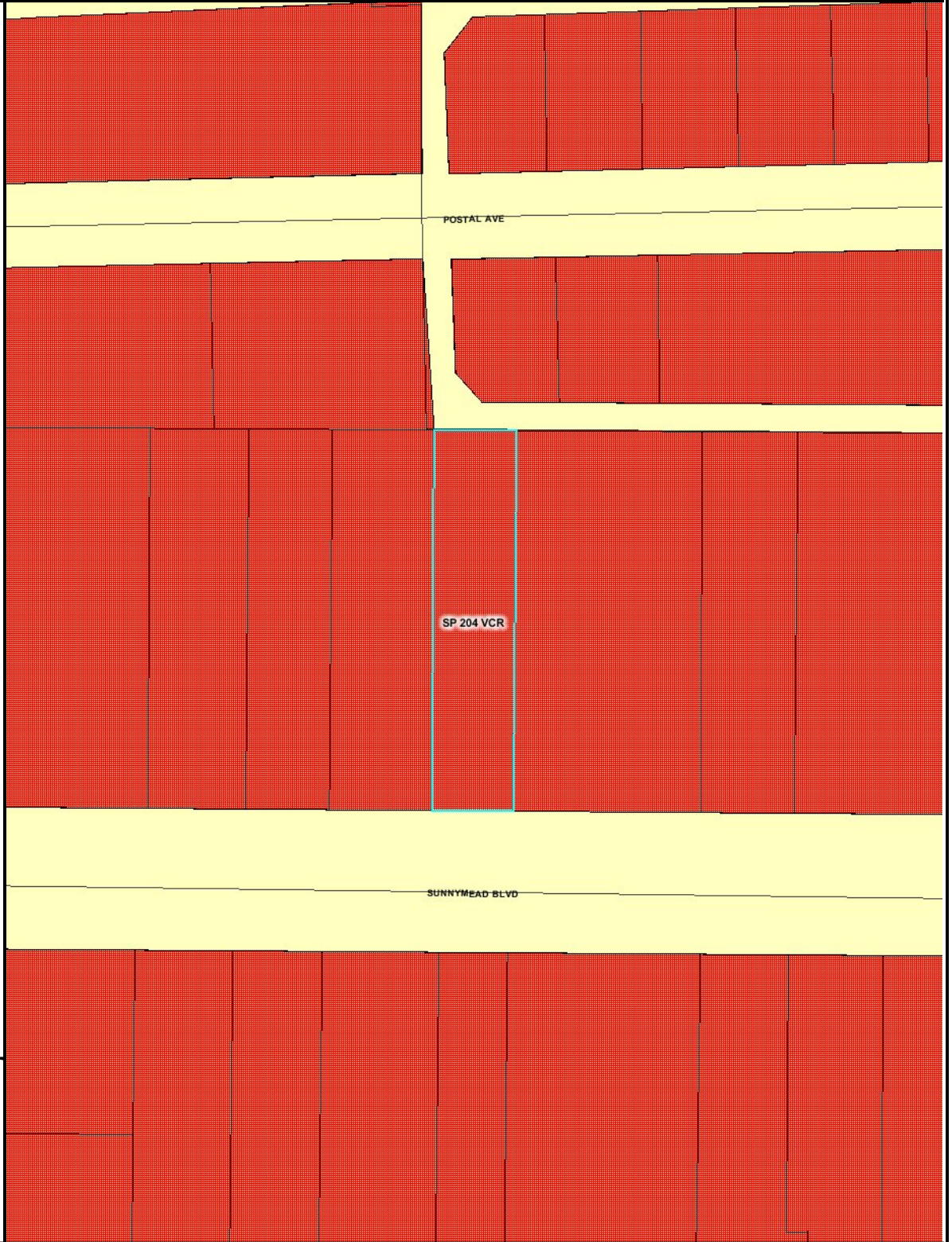
ATTACHMEN

**This page intentionally left blank.**

# P10-104 & P10-083

## Legend

-  Selected Features
-  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

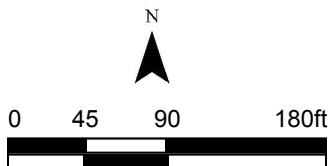


Powered By GeoSmart.net



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.*



Printed: 1/20/2011 12:50:18 PM

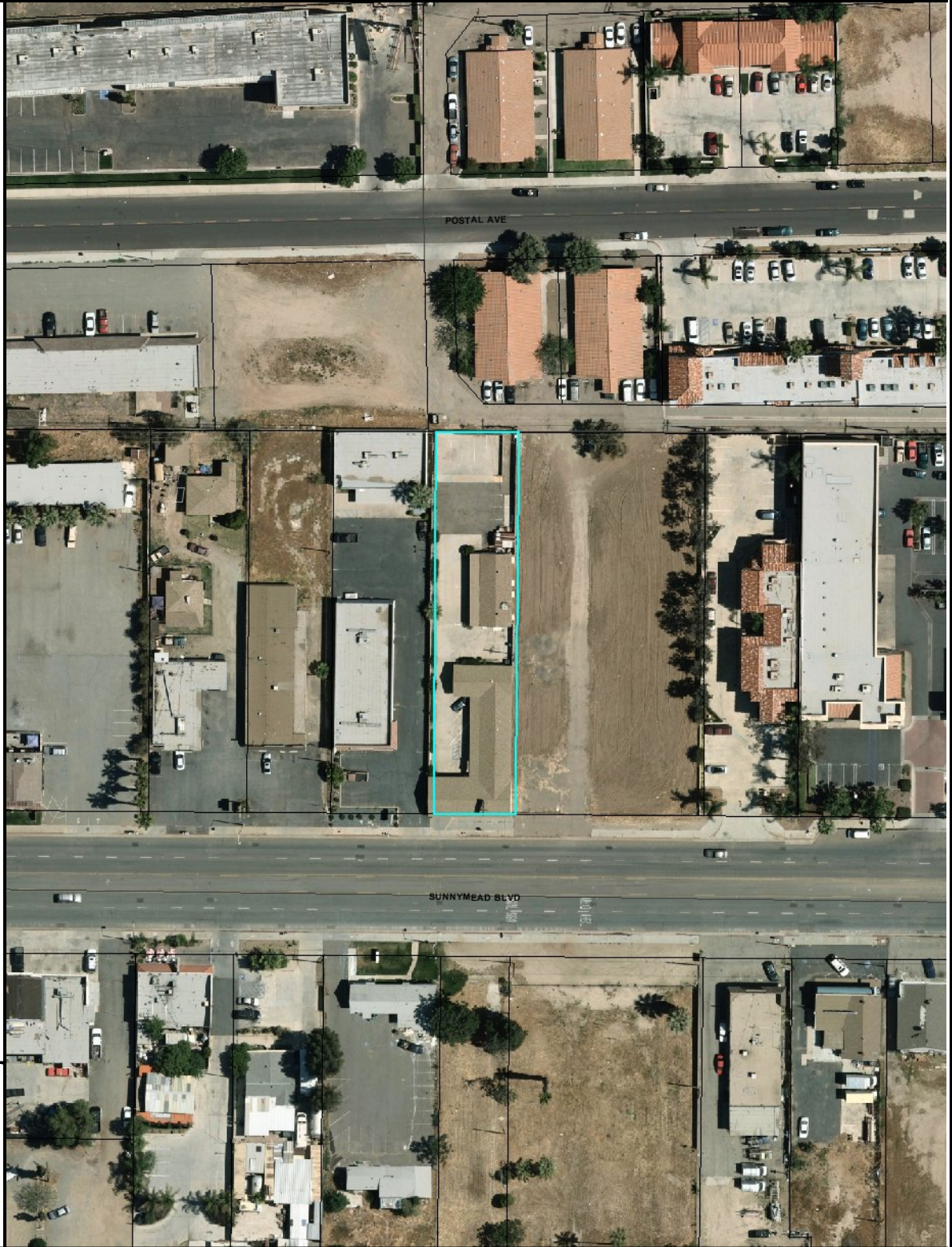
**This page intentionally left blank.**



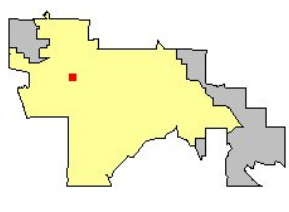
# P10-104 & P10-083

## Legend

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

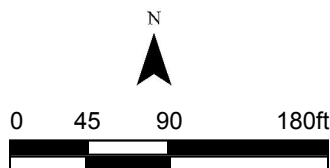


Powered By GeoSmart.net



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.*



Printed: 1/20/2011 12:52:00 PM

**This page intentionally left blank.**



General Contractor

Design + Construction + Management

6431 La Garza Ct. Carlsbad CA 92009 (760) 271-9904 cell (760) 438-1981 fax destaycontractor@yahoo.com

December 14th, 2010

**City of Moreno Valley  
Planning Commission  
Planning Division**  
14177 Frederick Street  
Moreno Valley, CA 92552-0805  
Phone: (951) 413-3206  
Fax: (951) 413-3210

Ref: **VARIANCE REQUEST.**  
PROJECT # 10-083  
24266 Sunnymead Blvd.  
Moreno Valley, CA 92553  
Tenant Improvements on existing Commercial Building.

Dear Planning Commission,

The present letter is to request a Variance in reference to our desire to improve an existing Commercial Property for a 3,000 sq.ft. "Mommy & Me" Outpatient Medical Clinic located at 24226 Sunnymead Blvd., in the City of Moreno Valley. The business is oriented to the areas of Obstetrician and Pediatrics.

Mommy & Me has currently two facilities in the city of Moreno Valley located in Heacock Street that are under a lease agreement. The company desired is to have a permanent presence in the area and had purchased an existing commercial building for the purpose of relocating both facilities to a single location. The Building is located at 24226 Sunnymead Blvd. Because used to be retail facility it needs to be improved and adopted to the particular needs of the medical area.

We have developed a project for the facility which includes, at this time, only Interior Improvements and will include Parking and Landscaping improvements as well. Due to the limitations of the lot and built structures all parking requirements, as per current codes and ordinances, cannot be met. Mainly the existing driveway does not meet completely the 2-way traffic width and all 12 inches step-out items are not possible to address. However, the Fire Department Bureau had a positive approach since we are not changing any of the existing uses or adding any areas to the existing structures.

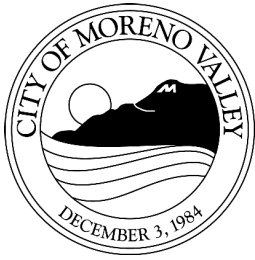
Variance Request ~ 24226 Sunnymead Blvd. – 1004  
December 13th, 2010  
Page 2 of 2

In addition, we have been working closely with Planning Officials developing a Site Plan which includes most of current requirements. Since all conditions are not possible to meet we are now requesting to the Planning Commission to consider our Variance submittal in order to continue developing our project.

We respectfully ask for your help and approval as per description of Intent due to Lot Limitations in the form of accepting a Variance that will allow us to better continue doing business in the City of Moreno Valley.

Yours very truly

Daniel Estay  
Mommy & Me  
Owner's representative  
Cell 760-271-9904  
[destaycontractor@yahoo.com](mailto:destaycontractor@yahoo.com)



## PLANNING COMMISSION STAFF REPORT

---

Case:	P10-109 – Amended Conditional Use Permit (Existing Structure)
Date:	January 27, 2011
Applicant:	Karyn Young-Lowe
Location:	15333 Sheila Street (486-084-014)
Redevelopment Area:	Yes
Recommendation:	Approval

---

### SUMMARY

This project involves an Amended Conditional Use Permit, within an existing structure for a residential treatment facility with seven or more persons. The intent of this application is to amend the approved Conditional Use Permit to revise the clientele from women to homeless male veterans. The Amended Conditional Use Permit meets the Municipal Code requirement for a residential care facility within the Residential 20 zone of the City's Municipal Code.

## **PROJECT DESCRIPTION**

### **Project**

This Amended Conditional Use Permit application proposes a revision to the approved residential treatment facility in an existing multi-family structure on the west side of Sheila Street. A conditional use permit is required for residential care facilities with seven or more persons.

The residential treatment facility will allow a maximum of 12 occupants to reside in three of the units with an office/staff/counseling area and manager's apartment in the fourth unit. The facility provides transitional living services and supportive services to homeless male veterans living with a mental illness in an independent living environment. The facility will provide an on-site facility manager who will monitor the residents and the facility.

This project has been reviewed and as conditioned meets the minimum criteria for a conditionally permitted residential care facility within the R20 zone.

Conditional Use Permit PA07-0074 was approved on October 7, 2007 for the Lighthouse Treatment Center to establish a treatment center for women. The facility would offer counseling and related services from on-site staff members with 24 hour awake staffing. The approved facility was not established.

Per the attached letter of intent, the proposed facility would revise the intended clientele from women with 24-hour staffing to Veteran men providing counseling and related services with a facility manager living on the site. Service for the residents will be provided on site from the Lighthouse Treatment facility staff and various outside agencies.

### **Site**

The site is developed with a four unit multi-family complex. The structure was built prior to the City's incorporation and is non-conforming as to design with current zoning for the site. The establishment will be required to obtain an annual fire inspection as well as required licensing from the Veteran's Administration and other agencies.

No structural changes are proposed, however the applicant will be conditioned to re-paint the building with approved colors, add a trash enclosure and revitalize the landscaping to enhance the property and reduce its non-conformity with current zoning.

The site is in a City Council target area and will be required to join a Neighborhood Property Owners group when established.

### **Surrounding Area**

The site is located on the west side of Sheila Street. The project site is in an area that is zoned Residential 20 (R20) surrounded by R20 multi-family to the north, south and west. To the east is Residential 5 (R5).

Overall, the proposed use appears to be compatible with existing land uses, the General Plan, and City's Municipal Code.

### **Access/Parking**

A four car parking garage with two additional spaces is located in the rear of the complex with access through the existing alley for the facility van and staff parking.

### **Design**

The existing building was constructed prior to the incorporation of the City and the current zoning design standards. The required changes which include painting the building, construction of a trash enclosure and enhanced landscaping will bring the site closer to the current R20 design standards as required within the Moreno Valley Municipal Code. No exterior structural changes are proposed.

### **REVIEW PROCESS**

The project was submitted on December 20, 2010. The project was reviewed internally by the the Planning Division.

### **ENVIRONMENTAL**

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).

### **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**

Due to the location and type of project, namely a developed site with no alterations to the existing structure, transmittal was not sent to outside agencies.

**STAFF RECOMMENDATION**

That the Planning Commission **APPROVE** Resolution No. 2011- 03 and thereby:

1. **RECOGNIZE** that P10-109, Amended Conditional Use Permit qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** P10-109, Amended Conditional Use Permit subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Approved by:

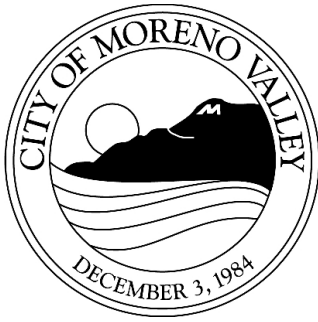
Julia Descoteaux  
Associate Planner

John C. Terell, AICP  
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2011-03  
with attached conditions of approval
3. Land Use Map
4. Aerial Photograph
5. Letter of Intent
6. Site Plan





# 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:** P10-109 Amended Conditional Use Permit

**APPLICANT:** Karyn Young-Lowe

**OWNER:** Karyn Young-Lowe

**LOCATION:** 15333 Sheila Street (486-084-014)

**PROPOSAL:** The proposed project modifies the approved Conditional Use Permit for the Residential Treatment Facility clientele from women to homeless male veterans. The project is located in an existing multi-family structure in the Residential 20 (R20) zone which allows this use with a Conditional Use Permit.

**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:** 4

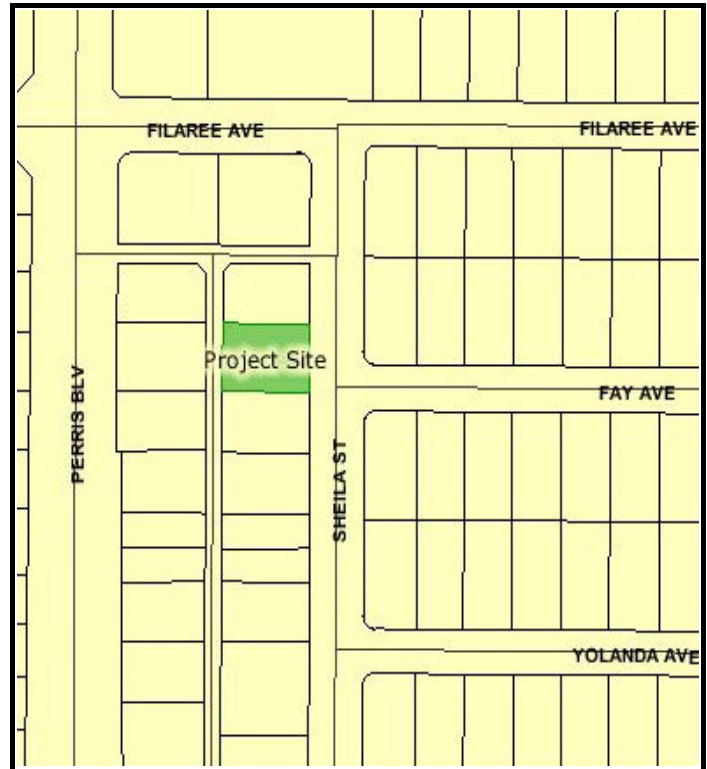
**STAFF RECOMMENDATION:** Approval

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 Chambers, City Hall  
14177 Frederick Street  
Moreno Valley, Calif. 92553

**DATE AND TIME:** January 27, 2011 at 7 PM

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** (951) 413-3209

**This page intentionally left blank.**

RESOLUTION NO. 2011-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P10-109, AN AMENDED CONDITIONAL USE PERMIT FOR A RESIDENTIAL TREATMENT FACILITY LOCATED AT 15333 SHEILA STREET (486-084-014) WITHIN THE EXISTING STRUCTURE

**WHEREAS**, the applicant, Karyn Young-Lowe, filed an application for the approval of Amended Conditional Use Permit P10-109, a residential treatment facility in an existing structure. The intent is to meet Municipal Code requirements for a residential care facility with seven or more persons within a residential zone as described in the title of this Resolution.

**WHEREAS**, on January 27, 2011, 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 January 27, 2011, 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 amended conditional use is consistent with the General Plan and the City's Municipal Code Residential 20 (R20) zoning designation. As designed and conditioned, the proposed residential treatment facility is compatible with the General Plan 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 amended conditional use is in compliance with the Residential 20 (R20) zoning standards for residential care facilities. Residential care facilities require a conditional use permit for 7 or more persons in a residential zone. Any future expansion of the site will require separate review and approval and will be subject to the standards of the underlying zone.

The project proposes assistance to homeless veterans living with mental illnesses providing on-site assistance for life skills development and support groups that focus on the needs of veterans.

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 Amended Conditional Use Permit P10-109 will not have a significant effect on the environment because it involves a use 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 for Existing Facilities.

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 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:** As noted, this amended conditional use permit proposes to allow the operation of a residential treatment facility. As proposed, the project will be operated in a manner compatible with the City's Municipal Code R20 zoning district as well as surrounding uses. Any future expansion of the site will require separate review and approval and will be subject to the standards of the underlying zone. The same criteria for compatibility with surrounding uses would apply to all future development at this site.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2011-03, approving P10-109, an Amended Conditional Use Permit for a residential treatment facility, located at 15333 Sheila Street (Assessor's Parcel Number (486-084-014), subject to the attached conditions of approval included as Exhibit A.

APPROVED this 27th day of January, 2011.

---

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

**This page intentionally left blank.**

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
AMENDED CONDITIONAL USE PERMIT P10-109  
RESIDENTIAL TREATMENT FACILITY IN AN EXISTING STRUCTURE  
15333 SHEILA STREET  
APN: 486-084-014**

**APPROVAL DATE:** January 27, 2011  
**EXPIRATION DATE:** January 27, 2014

**X** Planning (P), Building (B), Police (PD)

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

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**Special Conditions**

**P1. This approval revises a previously approved conditional use permit to establish a residential treatment center located at 15333 Sheila Street per the approved plans, letter of intent and the following conditions:**

- **A maximum of 12 male Veterans shall reside in the facility at any time.**
- **Counseling services, educational services, vocational and employment services or any related service shall only be provided for occupants residing on site.**
- **The treatment facility shall provide on-site staff residing on the property.**
- **One unit can be used as an office/staff/counseling area and staff quarters per the approved plans. Services shall only be provided to those who reside in the building.**
- **Parking on site for staff only. Residents are not anticipated to have**

---

**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 Map Act

Exhibit A

vehicles. No offsite parking is allowed.

**A change or modification shall require separate approval. Violation may result in revocation of the Conditional Use Permit.**

- P2. A trash enclosure (per City standards) shall be constructed adjacent to the existing garages. Plans shall be submitted to Planning for review and approval prior to obtaining a Building Permit.**
- P3. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Problem Oriented Policing (POP) program, or its successors.**
- P4. The Police Chief may require the property owner to provide security to address issues that arise from the operation of the facility.**
- P5. Within 90 days, landscaping shall be installed and maintained in a healthy and thriving condition, free from weeds, trash and debris.**
- P6. Prior to occupancy, the building shall be painted. Submit to Planning for review and approval of the proposed color combinations working in conjunction with the City's Neighborhood Preservation Division.**
- P7. The owner or owner's representative shall establish and maintain a relationship with the City's Neighborhood Preservation Division and join the Neighborhood Property Owners group when established.**

Standard Conditions

- P8. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.**
- P9. 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)**
- P10. 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)**



**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-109  
Page 3 of 4**

- P11. 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 or designee. (MC 9.14.020)
- P12. All landscaped areas adjacent to the establishment shall be maintained in a healthy and thriving condition, free from weeds, trash and debris.

**Building and Safety Division**

- B1. The site shall be developed in compliance with all current California Codes (CBC, CEC, CMC and CPC). **Tenant improvement plans and/or certificate of occupancy application shall be submitted to the Building and Safety Division as a separate submittal.**

**POLICE DEPARTMENT (PD)**

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

**Standard Conditions**

- PD1. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD2. Address needs to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD3. All rear exterior doors should have an overhead low sodium light or a light comparable to the same.
- PD4. The exterior of the building should have high-pressure sodium lights and or Metal halide lights installed and strategically placed throughout the exterior of the building. The parking lots should have adequate lighting to insure a safe environment for customers and or employees.

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-109**

**Page 4 of 4**

PD5. All landscape cover should not exceed over 3' from the ground in the parking lot.

PD6. Cash registers shall be placed near the front entrance of the store.

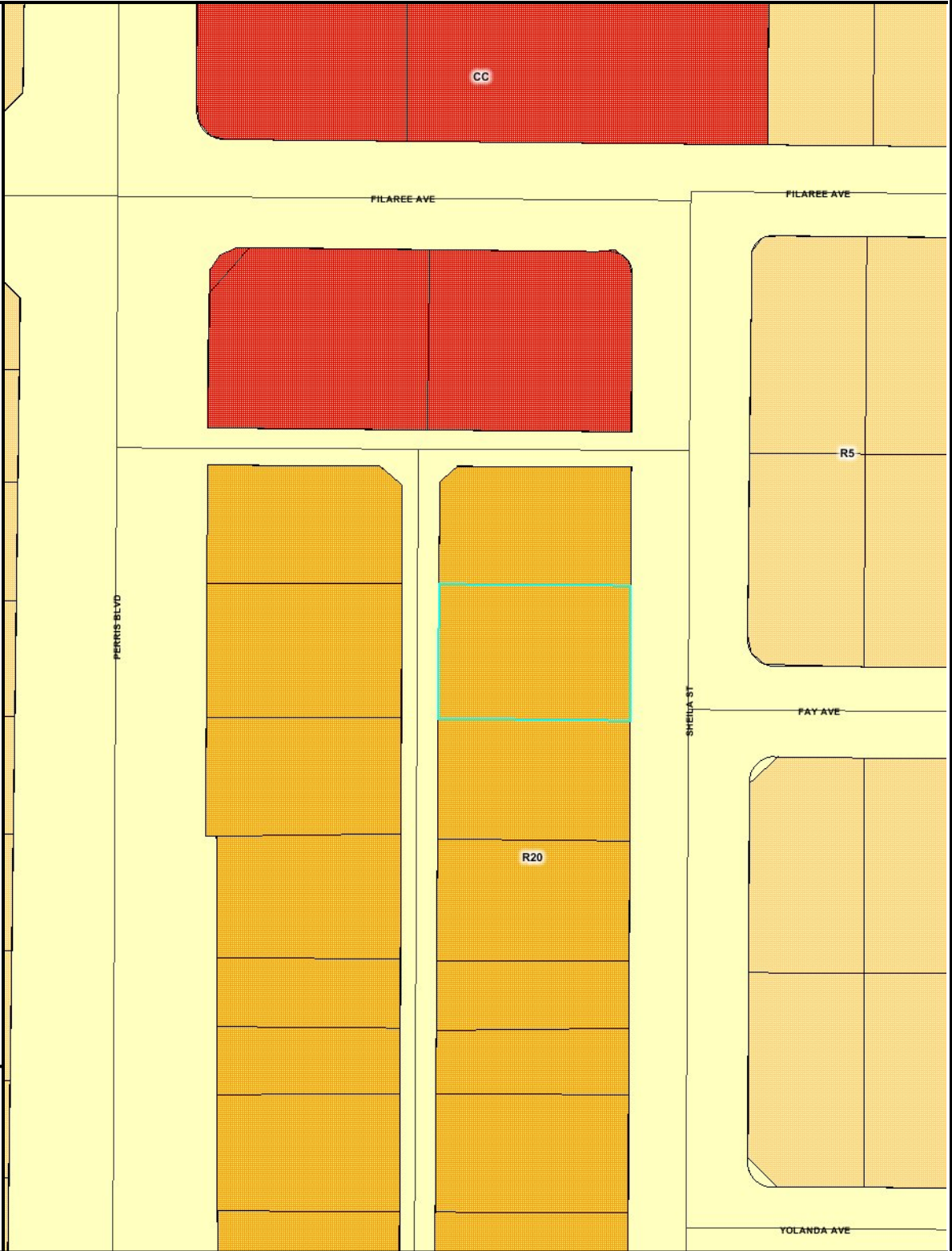
PD7. Window coverings shall comply with the city ordinance.

PD8. No loitering signs shall be posted in plain view throughout the building.

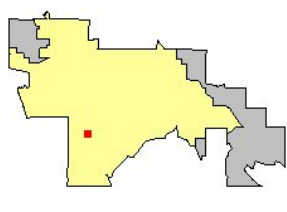
# P10-109jd

## Legend

-  Selected Features
-  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

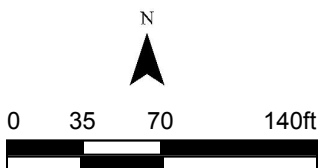


Powered By GeoSmart.net



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.*



Printed: 1/11/2011 3:45:31 PM

**This page intentionally left blank.**

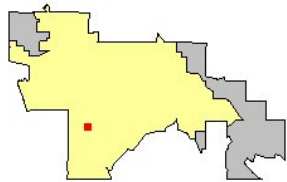
# P10-109jd

## Legend

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

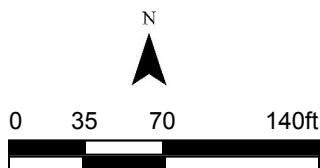


Powered By GeoSmart.net



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.*



Printed: 1/11/2011 3:43:43 PM



**This page intentionally left blank.**



## ***LightHouse Treatment Center***

*15333 Sheila Street, Moreno Valley, Ca. 92551 (909) 815-7682; Fax (909) 944-9320*

December 14, 2010

Yahnel Bishop, Permit Technician  
Planning Division  
City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92552

Dear Ms. Bishop,

This letter of intent is written to request an Amended Conditional Use Permit for LightHouse Treatment Center. LightHouse Treatment Center is a 501(c)(3) non-profit corporation located in the City of Moreno Valley. Our agency has been apart of the Moreno Valley community since 2007. LightHouse has an existing CUP (PA07-0074) to provide residential treatment services to women and women with children. Unfortunately, with the significant budgetary cuts to social services, our agency has been unable to secure the funding necessary to provide services under our current CUP.

LightHouse has secured funding through the Department of Veterans Affairs (VA) to provide transitional living services and supportive services to homeless veterans living with a mental illness. The LightHouse program is highly structured and maintained in a drug and alcohol free environment. Case management and group activities are conducted throughout the day and residents are required to sign-in and sign-out of the facility. Veterans can stay in the program for up to 24 months. However, the goal of the VA and LightHouse is to have the veteran residents in a permanent housing situation within 12 months. Program goals include: residential stability for each veteran, an increase in skill and income level, and greater self-determination. Each veteran participating in the LightHouse Treatment Center program will receive on-site case management services and develop a comprehensive service plan. The LightHouse Treatment Center staff will assist each veteran resident in meeting the goals outlined in the service plan through individual sessions with the case manager, on-site group experiences, and referrals to community-based providers. Supportive services provided by LightHouse will include, but are not limited to: life skills development group; an on-site consumer empowerment support group that focuses on the needs of veterans; self advocacy training; healthy leisure-time planning; assistance and support in applying for benefits; groups that focus on money management and time management skills; services that increase coping skills; and tools for being a good neighbor. The veteran residents will receive medical, dental, and mental health services through the VA.

LightHouse Treatment Center will also provide on-site workshops and groups that focus on healthy eating, exercise, and diabetes prevention. Volunteer Melaine Barbee, who is registered dietician and health educator, will conduct monthly on-site groups with the veteran residents to include: nutrition and diabetes education, wellness education, diet and exercise planning and referral services within the scope of nutrition/diabetes education. Futher, through the University of California Cooperative Extension Program, staff from the

Nutrition, Family, and Consumer Sciences Division will conduct monthly workshops. Workshop topics will include: Dietary Guidelines for Americans, MyPyramid, How to Read Food Labels, Portion Control and Calories and Weight Management. Finally, volunteer Betty McKiver, a Vocational Counselor and Academic Advisor for Los Angeles City College, will provide on-site monthly groups for the LightHouse resident veterans on work readiness, interviewing skills, resume development, and job search activities. A live-in facility manager is responsible for monitoring the residents and the facility, and as previously stated, the program also provides for an on-site case manager. Transitional housing services can be provided to 12 veterans at any given time. Food and household supplies will be provided by LightHouse.

The specific conditions of approval that would need to be amended to allow for the revised operations are as follow. LightHouse will provide structured transitional living services and supportive services in partnership with the Department of Veterans Affairs, to homeless veterans who are living with a mental illness. All veterans served will have the ability to live in an independent setting. LightHouse will provide services to male veterans only and a maximum of 12 men will reside at the facility at any time. The program will not provide "awake" staff 24-hours; 7 days a week due to the fact that the population served under the revised operation is more independent and will not require the same level of monitoring as the population served under the original CUP. There will be a live-in, on-site facility manager who will monitor the residents and the facility. The unit used as an office/counseling area will also house the on-site facility manager as per the revised plans.

LightHouse feels extremely honored to have the opportunity to provide this much needed service to some of our nation's heroes. Our Board of Directors and Community Advisory Committee look forward to partnering with the City of Moreno Valley to build our community, and to provide the best services possible to its residents. Please feel free to contact me if you have any questions or need additional information. I can be reached at (909) 815-7682.

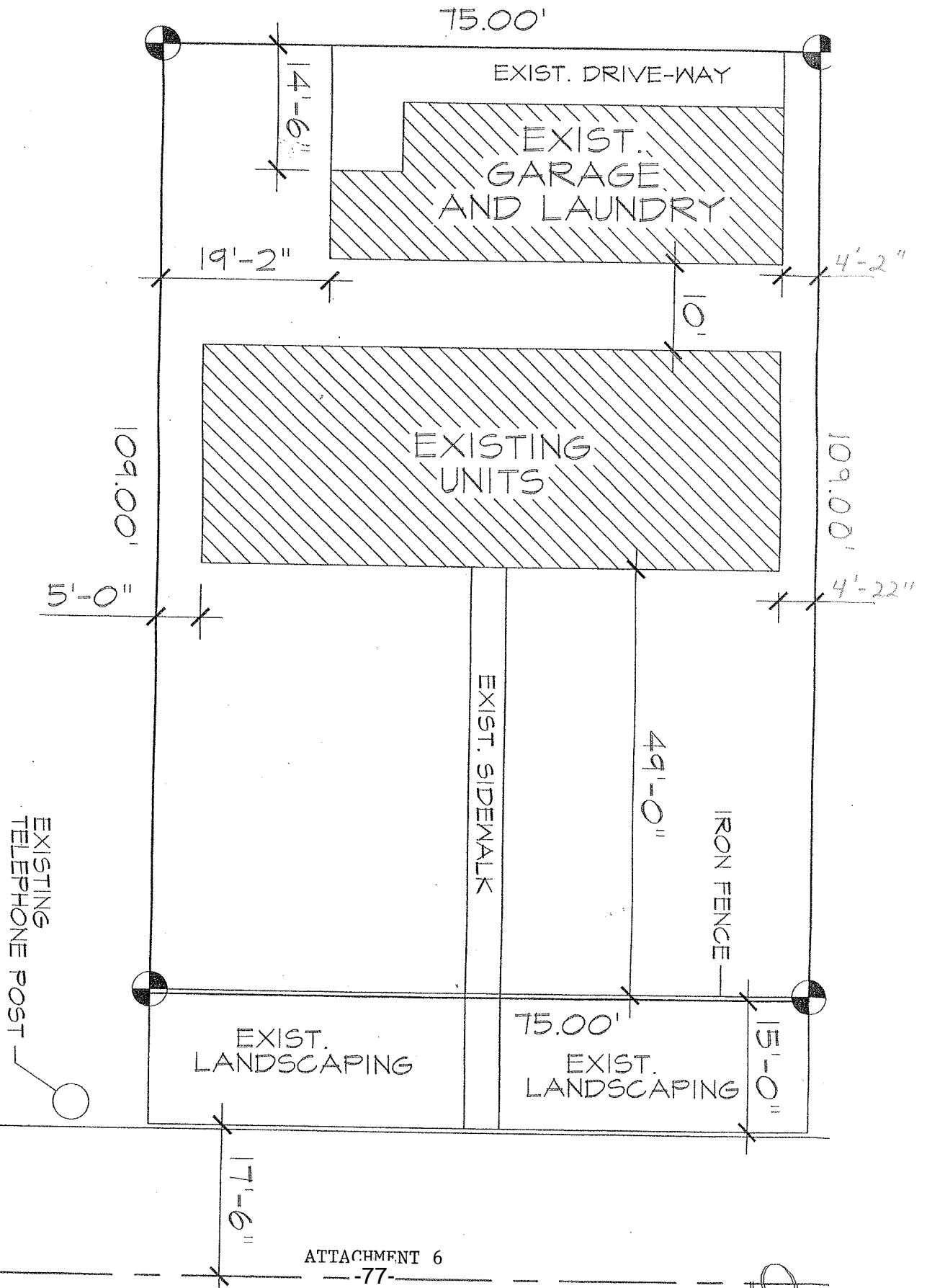
Sincerely,



Karyn Young-Lowe, MSW  
President and CEO  
LightHouse Treatment Center



ALLEY



**This page intentionally left blank.**