

**MINUTES  
SPECIAL JOINT MEETING OF THE  
CITY COUNCIL OF THE CITY OF MORENO VALLEY**

**SPECIAL MEETING – 6:00 P.M.  
SEPTEMBER 6, 2011**

**CALL TO ORDER** - The Special Joint Meeting of the City Council of the City of Moreno Valley, Moreno Valley Community Services District, the Community Redevelopment Agency of the City of Moreno Valley and the Board of Library Trustees was called to order at 6:01 p.m. by Mayor Stewart in the Council Chamber located at 14177 Frederick Street.

**PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was led by Council Member Batey

**INVOCATION** - Mayor Stewart

**ROLL CALL**

Council:

Richard A. Stewart	Mayor
Jesse L. Molina	Mayor Pro Tem
Marcelo Co	Council Member
William H. Batey II	Council Member
Robin N. Hastings	Council Member

Staff:

Jane Halstead	City Clerk
Rick Teichert	Financial & Administrative Services Director
Robert Hansen	City Attorney
Henry Garcia	City Manager
Michelle Dawson	Assistant City Manager
Chris Vogt	Public Works Director/City Engineer
Barry Foster	Economic Development Director
John Terell	Planning Official

- E.1 A CONTINUANCE FOR DELIBERATION AND DECISION ONLY REGARDING AN APPEAL OF THE PLANNING COMMISSION DENIAL OF A ZONE CHANGE (PA08-0098) FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL (LI) FOR A 55 ACRE SITE FOR THE WEST RIDGE COMMERCE CENTER PROJECT. THE PROJECT ALSO INCLUDES A PLOT PLAN (PA08-0097) FOR A 937,260 SQUARE FOOT WAREHOUSE FACILITY; TENTATIVE PARCEL MAP NO. 36207 (PA09-0022) TO CREATE A SINGLE PARCEL; AND A MUNICIPAL CODE AMENDMENT TO PROVIDE A MINIMUM SEPARATION/BUFFERING OF WAREHOUSE/INDUSTRIAL FACILITIES OVER 50,000 SQUARE FEET FROM ADJACENT RESIDENTIAL DISTRICTS. AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF STATE ROUTE 60, ON THE NORTH SIDE OF EUCALYPTUS AVENUE AND APPROXIMATELY 650 FEET WEST OF REDLANDS BOULEVARD. THE APPLICANT IS RIDGE RANCHO BELAGO, LLC (ITEM CONTINUED FROM AUGUST 23, 2011 BY A 3-2 VOTE, CO AND MOLINA OPPOSED) (Report of: Community & Economic Development Department)

Mayor Pro Tem Jesse L. Molina pulled his motion (made at the August 23, 2011 meeting), Council Member Marcelo Co pulled his second.

Mayor Stewart re-opened the public testimony portion of the public hearing; there being none, public testimony was closed.

Rebuttal by applicant Dennis Rice, President of Ridge Property Trust

Conditions of approval have been amended as follows to further enhance the WestRidge Commerce Center project:

1. Ridge Property Trust will add approximately 50% more glass to the building and match the color of the glass with Skechers glass color, and change the building's paint colors to more closely tie with Skechers.
2. Ridge Property Trust will add solar energy or some other cleaner alternative energy source (such as a micro-turbine) to power the office portion of the facility.
3. Ridge Property Trust will pay DIF fees at the "full rate" of \$1.862/building SF. The current rate for DIF fees is discounted 50% from the full rate.
4. The building will be LEED certified. The WestRidge roof structure will be sized to carry the load of solar panels if a future tenant desires to use solar energy to power all or a portion of the building. Ridge Property Trust, will make available solar or other cleaner alternative energy source to power the office portion of the facility.
5. Ridge Property Trust will increase the tree box size to 36" (from the current 24" tree boxes) for the entire freeway frontage landscaping of the WestRidge project. This

will match the tree box size for the trees planted along the freeway in front of Skechers.

**Recommendation: That the City Council:**

1. If the City Council elects to uphold the Planning Commission's denial of Zone Change application PA08-0098:

ADOPT City Council Resolution No 2011-76 denying Zone Change application PA08-0098, based on the findings in the Resolution;

Resolution No. 2011-76

A Resolution of the City Council of the City of Moreno Valley, California, Denying a Change of Zone (PA08-0098) from BP (Business Park) to LI (Light Industrial) for an Approximate 55 acre site, Located within Assessor's Parcel Numbers 488-330-003 through -006 and -026

2. OR

If the City Council elects to overturn the Planning Commission decision, and approve the project:

ADOPT City Council Resolution No. 2011-77 APPROVING AND CERTIFYING that the Environmental Impact Report (EIR) for the West Ridge Commerce Center Project (Attachment 1) has been completed in compliance with the California Environmental Quality Act;

Resolution No. 2011-77

A Resolution of the City Council of the City of Moreno Valley, California, Certifying the Final Environmental Impact Report (P08-133), Adoption of the Findings and Statement of Overriding Considerations, and Approval of the Mitigation Monitoring Program for the West Ridge Commerce Center Project, Generally Located on the South Side of State Route 60, on the North Side of Fir Avenue/Future Eucalyptus Avenue and Approximately 650 Feet West of Redlands Boulevard

**Motion to Approve by m/Council Member William H. Batey II, s/Council Member Robin L. Hastings**

**Approved by a vote of 3-2, Mayor Pro Tem Jesse L. Molina and Council Member Marcelo Co opposed.**

3. INTRODUCE Ordinance No. 829 APPROVING Zone Change application PA08-0098 for 55 acres from Business Park (BP) to Light Industrial (LI) as shown on Exhibit A;

Ordinance No. 829

An Ordinance of the City Council of the City of Moreno Valley, California, Approving Zone Change Application PA08-0098 to Change the Zone From Business Park to Light Industrial for a 55 Acre Site (Assessor's Parcel Numbers 488-330-003 Through -006 and -026)

**Motion to Approve by m/Council Member William H. Batey II, s/Council Member Robin L. Hastings**

**Approved by a vote of 3-2, Mayor Pro Tem Jesse L. Molina and Council Member Marcelo Co opposed.**

4. INTRODUCE Ordinance No. 830 APPROVING Municipal Code Amendment PA10-0017 to provide for setbacks and buffering of warehouse/industrial buildings from adjacent residential zones, based on the findings in the City Council Ordinance;

Ordinance No. 830

An Ordinance of the City Council of the City of Moreno Valley, California, approving Application PA10-0017 Amending the Municipal Code to Make Changes to Chapter 9.05 Industrial Districts

**Motion to Approve by m/Council Member William H. Batey II, s/Council Member Robin L. Hastings**

**Approved by a vote of 3-2, Mayor Pro Tem Jesse L. Molina and Council Member Marcelo Co opposed.**

5. ADOPT City Council Resolution No. 2011-78 APPROVING Plot Plan PA08-0097, based on the findings in the Resolution, and the conditions of approval as attached to the resolution as Exhibit A; and

Resolution No. 2011-78

A Resolution of the City Council of the City of Moreno Valley, California, for Approval of Plot Plan PA08-0097 for Development of a 937,260 Square Foot Warehouse Distribution Facility on 55 Acres Located Within Assessor's Parcel Numbers 488-330-003 Through -006 and -026

**Motion to Approve based on the findings in the Resolution, and the conditions of approval as amended by m/Council Member William H. Batey II, s/Council Member Robin L. Hastings**  
**Approved by a vote of 3-2, Mayor Pro Tem Jesse L. Molina and Council Member Marcelo Co opposed.**

6. ADOPT City Council Resolution No. 2011-79 APPROVING Tentative Parcel Map No. 36207 (PA09-0022), based on the findings in the Resolution, and the conditions of approval as attached to the resolution as Exhibit A

Resolution No. 2011-79

A Resolution of the City Council of the City of Moreno Valley, California, for Approval of Tentative Parcel Map 36207 (PA09-0022) to Combine the Existing Five Parcels Located Within the Project Site into a Single 55 Acre Parcel

**Motion to Approve based on the findings in the Resolution, and the conditions of approval as amended by m/Council Member William H. Batey II, s/Council Member Robin L. Hastings**  
**Approved by a vote of 3-2, Mayor Pro Tem Jesse L. Molina and Council Member Marcelo Co opposed.**

## **ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned to Closed Session at 6:39 p.m. by unanimous informal consent.

Submitted by:

---

Jane Halstead, City Clerk, CMC  
Secretary, Moreno Valley Community Services District  
Secretary, Community Redevelopment Agency of the City of Moreno Valley  
Secretary, Board of Library Trustees

Approved by:

---

Richard A. Stewart, Mayor  
President, Moreno Valley Community Services District  
Chairperson, Community Redevelopment Agency of the City of Moreno Valley  
Chairperson, Board of Library Trustees

enl