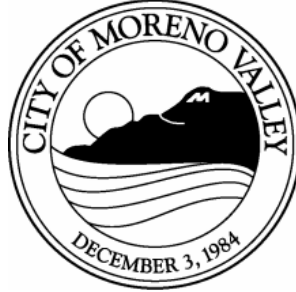

PLANNING COMMISSIONERS

MELI VAN NATTA
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFREY GIBA
Commissioner



AMBER CROTHERS
Commissioner

CARLOS RAMIREZ
Commissioner

RAY L. BAKER
Commissioner

VACANT
Commissioner

PLANNING COMMISSION AGENDA

January 17, 2013

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

PUBLIC HEARING ITEMS

1. Case Description: PA12-0004 (Conditional Use Permit PUD),
PA12-0005 (Tentative Tract Map for PUD),
PA12-0029 (Change of Zone),
PA12-0030 (General Plan Amendment),
P12-129 (Variance)

Applicant: CV Communities
Owner: CV Communities
Representative: Ryan Thomas
Location: South of Brodiaea Avenue to Cactus Avenue &
east and west of the Quincy Channel
(478-100-034, 478-090-007, 478-090-036, 478-
100-010, & 478-100-009)

Proposal: Tentative Tract Map 36436, a Conditional Use
Permit, a Variance, a Change of Zone and a
General Plan Amendment subdividing 43.52
acres into 159 single family residential lots within
a Planned Unit Development, modifying the
zoning from Residential single family 10 (RS10),
Residential 10 (R10) and Residential 15 (R15)
multi-family to Residential 5 (R5) with lots
ranging from 6,000 to 15,298 square feet and
the General Plan amendment to be consistent
with the proposed development and the
surrounding area and a Variance proposed for
higher retaining walls due to the change in grade
from the adjacent parcel to the east.

Case Planner: Julia Descoteaux

Recommendation: **Continue** to February 28, 2013 at the request of
the Applicant.
2. Case Description: P13-001 Expanded Planning Review of
Mariposa Avenue Street Vacation

Applicant: First Industrial, LLC
Owner: Apache Colonel Rogers Family Partnership LP
Representative: Larry Cochrun
Location: SEC of Perris Boulevard and Mariposa Avenue.
Proposal: Vacation of Mariposa Avenue east of Perris
Boulevard approximately 1,950 feet.

Case Planner: Mark Sambito
Land Development Division Manager

Recommendation: **FIND** that the proposed vacation of Mariposa
Avenue is in conformance with the General Plan
and current zoning.

OTHER BUSINESS

- Overlay Zones and Studies

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

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**Community & Economic Development Department
Planning Division**

MEMORANDUM

To: Chair Van Natta and Members of the Planning Commission
John Terell, Planning Official

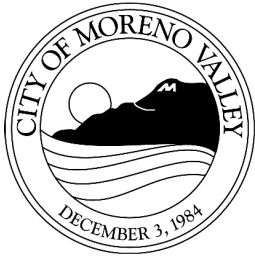
From: Julia Descoteaux, Associate Planner

Date: January 10, 2013

Subject: PA12-0004, PA12-0005, PA12-0029, PA12-0030 & P12-129

The applicant, CV Communities has asked that the above listed items scheduled for the Planning Commission Hearing of January 17, 2013 be continued until the February 28, 2013 Planning Commission Hearing.

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**PLANNING COMMISSION
STAFF REPORT**

Case: P13-001 Expanded Planning Review

Date: January 17, 2013

Applicants: First Industrial, L.P.

Representatives: Larry Cochrun

Location: SEC of Perris Boulevard and Mariposa Avenue.

Proposal: Vacation of Mariposa Avenue east of Perris Boulevard approximately 1,950 feet.

Recommendation: Approval

SUMMARY

The applicant has submitted a request for the vacation of Mariposa Avenue in accordance with Condition of Approval LD59 for PA06-0017.

PROJECT DESCRIPTION

Project

The applicant, First Industrial, L.P., has submitted an application for the street vacation of Mariposa Avenue in accordance with Condition of Approval LD59 for PA06-0017.

On August 23, 2007, the Planning Commission of the City of Moreno Valley approved PA06-0017, a Plot Plan for two distribution warehouse buildings totaling 569,200 square feet on approximately 28.64 acres located at the southeast corner of Perris Boulevard and Mariposa Avenue.

On November 12, 2008, the City Council approved the summary vacation of a 329-foot segment of Mariposa Avenue immediately east of this subject project.

On November 27, 2012, the developer submitted P12-146 an Amended Plot Plan to revise the original project from two buildings to one building without increasing the project's overall square footage.

The Developer recently requested the City process the vacation of Mariposa Avenue for the purpose of removing unwanted encumbrances from the project site in advance of the design drawings. In addition, as part of the purchase and sales agreement between the private parties, the vacation of Mariposa Avenue is required in order for the exchange of the property to move forward. The recently submitted amended plot plan will require the same condition of approval.

Pursuant to State Highway Code, a finding from the Planning Commission that the vacation of Mariposa Avenue is in conformance with the current General Plan and Zoning Ordinance is required prior to formal review and action by the City Council on the requested street vacation.

Surrounding Area

Properties surrounding the project include the Perris Valley channel and existing single family residential to the north, R5 zoning. To the east is the existing EMWD Water Treatment Facility, zoned SP208P. To the south and west of the project is industrial property, zoned SP208I.

REVIEW PROCESS

The application for vacation was submitted on January 4, 2013.

Land Development staff has reviewed the request for the street vacation based on the recent A.L.T.A. Survey and other information provided by the applicant. Staff has determined that the vacation of Mariposa Avenue as described and shown in the exhibits attached to the proposed resolution is consistent with Section 66477.5 of the Government Code (Subdivision Map Act) and in accordance with Section 8300 of the Streets & Highway Code.

**Planning Commission Staff Report
Page 3**

Planning staff has reviewed the applicant's request to vacate the portion of Mariposa Avenue and has determined that it is consistent with the City's Zoning Ordinance and General Plan. Mariposa is not a required General Plan street and is not required to provide access to the proposed development project or adjacent properties. No street improvements exist for the street and any existing utilities will be protected in place with easements or relocated by the applicant.

NOTIFICATION

A notice was published in the newspaper and a public display notice was posted on the project site and at required City locations. Written notice of the intent to vacate Mariposa Avenue has been sent to the various utility companies, in addition to those businesses and residents within 300-feet of the project boundaries.

REVIEW AGENCY COMMENTS

Staff received the following responses to the Notice of Vacation; which was sent to all potentially affected utility purveyors.

| <u>Utility</u> | <u>Response Date</u> | <u>Comments</u> |
|-----------------------|-----------------------------|---|
| AT&T California | 12-12-2012 | AT&T has no facilities within the vacation area. They have no objection to the proposed vacation. |

STAFF RECOMMENDATION

That the Planning Commission

1. **FINDS** that the proposed vacation of Mariposa Avenue is in conformance with the General Plan and current zoning.

Prepared by:

Mark W. Sambito, P.E.
Engineering Division Manager

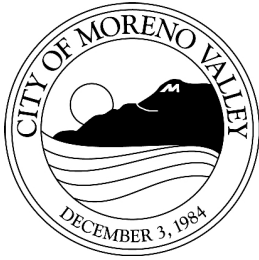
Approved by:

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Plat of Vacation limits
3. Ortho Map

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Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: P13-001 Expanded Planning Review

APPLICANT/OWNER: First Industrial, L.P.

REPRESENTATIVE: Larry Cochrun

LOCATION: Vacation of Mariposa Avenue east of Perris Boulevard approximately 1,950 feet.

PROPOSAL: Vacation of Mariposa Avenue east of Perris Boulevard approximately 1,950 feet as conditioned by approved Plot Plan PA06-0017, LD59.

ENVIRONMENTAL DETERMINATION: The project does not have the potential for any significant impacts on the environment.

COUNCIL DISTRICT: 4

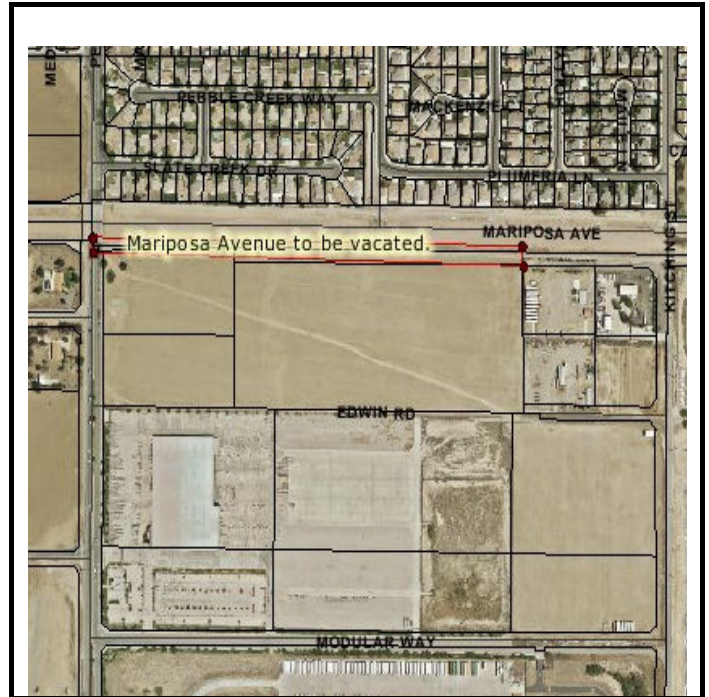
STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community & Economic 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

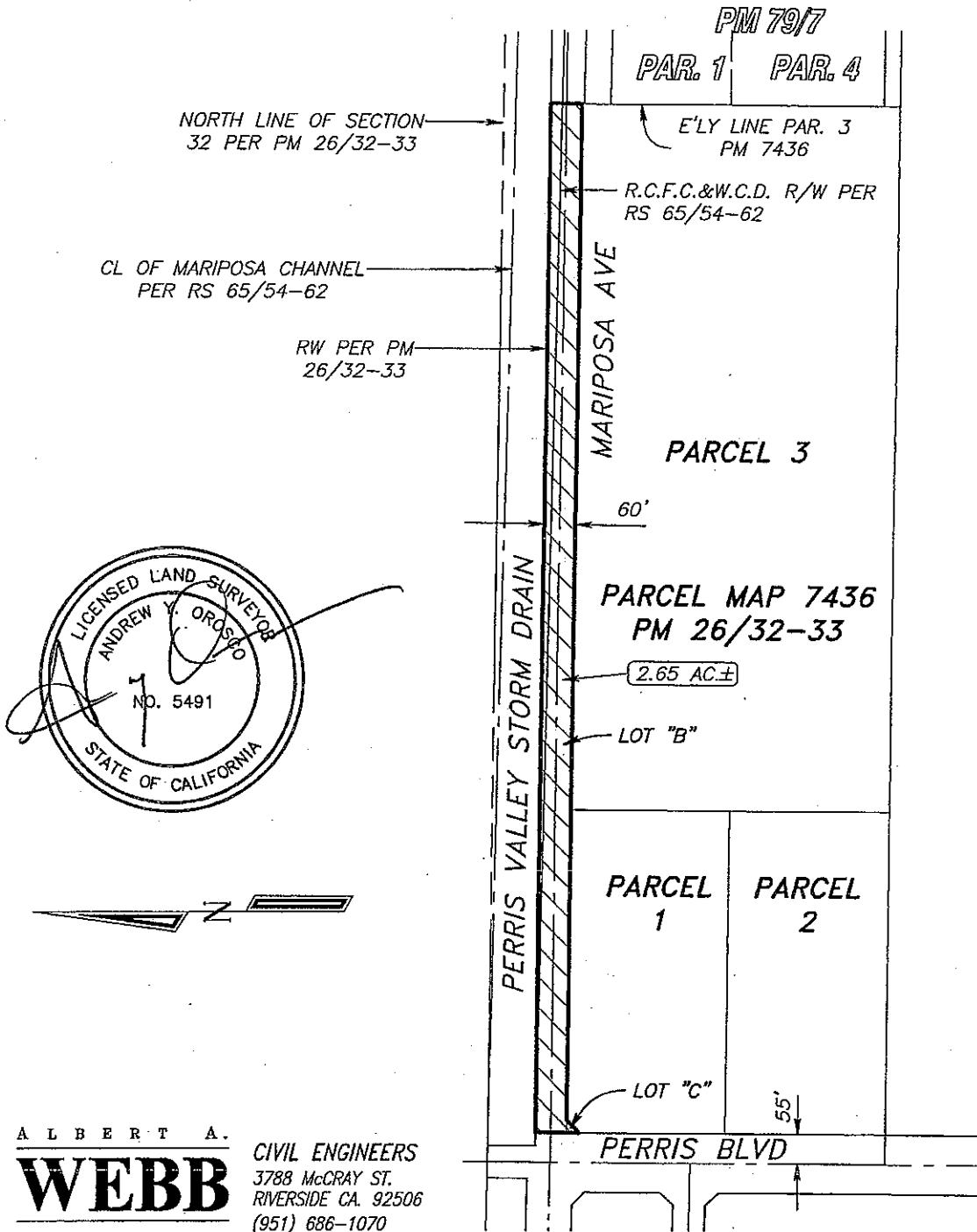
DATE AND TIME: January 17, 2013 at 7PM

CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

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EXHIBIT " B "



ALBERT A. WEBB CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
ASSOCIATES (951) 686-1070

G:\2012\12-0210\LLA\12-210LLA.pro 12/12/2012

SECTION 32, T3S, R3W, SBM

CITY OF MORENO VALLEY











| | | | |
|--|--|--------------------------|----------------|
| THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. | | SHEET 1 OF 1 | W.O. 12-210 |
| SCALE: 1"=300' | DRWN BY <u>GAJ</u> DATE <u>2/6/12</u> CHKD BY <u>JOE</u> DATE <u>2/5/12</u> | SUBJECT: STREET VACATION | |

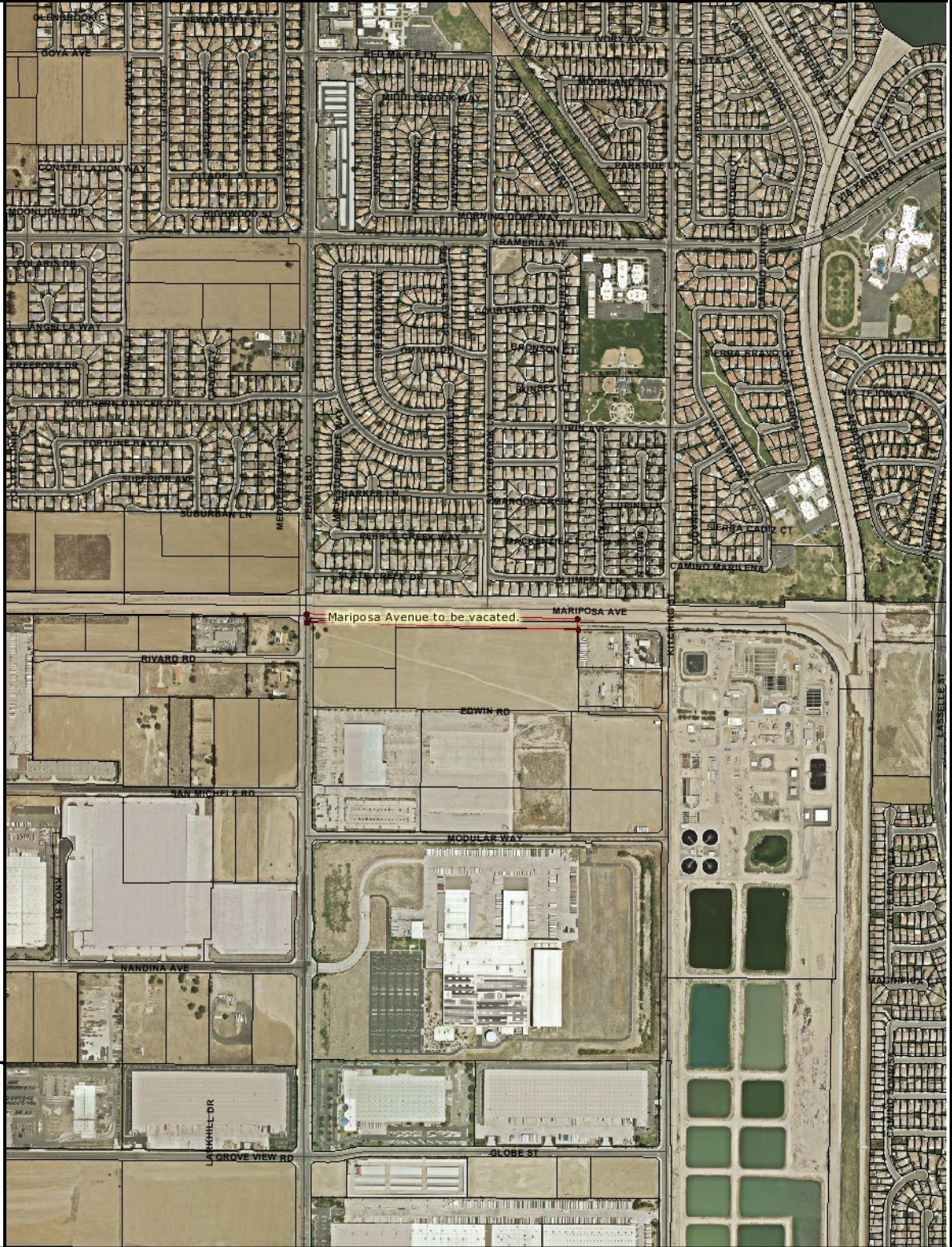
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P13-001

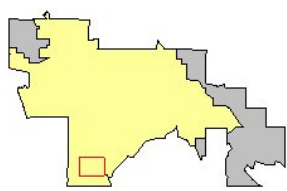
Mariposa Avenue

Legend

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

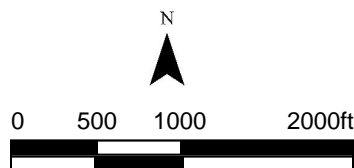


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City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92553

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



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