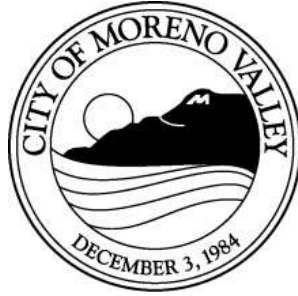

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, January 28, 2016 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

APPROVAL OF MINUTES

None

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

1. Case: P15-084
Applicant: Prologis USLV TRS CASUB, LLC
Owner: Prologis USLV TRS CASUB, LLC
Representative: MIG/Hogle-Ireland – Alex Steele
Location: West of Graham Street between Alessandro Boulevard and Brodiaea Avenue
Case Planner: Vince Giron
Council District: 5

Proposal: Vacation of Joy Street north of Brodiaea Avenue

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-01, and **HEREBY RECOMMENDS** that the City Council:

1. **RECOGNIZE** that the vacation of Joy Street falls within the scope of the Environmental Impact Report certified for Plot Plan PA12-0021 by the City Council on December 11, 2012, therefore, no new or additional environmental review or determination is required; and
2. **APPROVE** Application P15-084 for the vacation of the portion of Joy Street located north of Brodiaea Avenue, based on the findings contained in this resolution.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, **February 25, 2016 at 7:00 P.M.**, City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553



PLANNING COMMISSION

STAFF REPORT

Meeting Date: January 28, 2016

VACATION OF JOY STREET NORTH OF BRODIAEA AVENUE

Case: P15-084

Applicant: Prologis USLV TRS CASUB, LLC

Owner: Prologis USLV TRS CASUB, LLC

Representative: MIG/Hogle-Ireland – Alex Steele

Location: West of Graham Street between Alessandro Boulevard and Brodiaea Avenue

Case Planner: Vince Giron

Council District: 5

SUMMARY

The applicant has submitted a request for the vacation of Joy Street north of Brodiaea Avenue in accordance with the Conditions of Approval for Tentative Parcel Map 36465 (PA13-0011) and Plot Plan PA12-0021

PROJECT DESCRIPTION

Project

On December 11, 2012, the City Council of the City of Moreno Valley approved Plot Plan PA12-0021, a 607,920 SF warehouse building on an approximately 30 acre site located at the northwest corner of Brodiaea Avenue and Graham Street. Construction of the warehouse facility will require the vacation of Joy Street north of Brodiaea Avenue. Subsequent to the plot plan approval, the Community and Economic Development Director approved Tentative Parcel Map 36465 (PA13-0011) on September 5, 2013.

The Parcel Map will combine three (3) adjacent parcels into one (1) parcel and allow for the construction of the proposed warehouse.

The project conditions of approval require the vacation of Joy Street in order to accommodate the project's proposed building. Specifically, the street vacation must be completed prior to issuance of building permits.

Pursuant to State Highway Code, a finding from the Planning Commission that the vacation of Joy Street 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

To the west of the project site is vacant property zoned Office and southwest is the Riverside County Waste Management offices. To the north, the vacant properties are zoned Community Commercial. To the east and south are developed properties zoned Light Industrial.

REVIEW PROCESS

Land Development staff has reviewed the request for the street vacation based on the recent existing Parcel Maps and other information provided by the applicant. Staff has determined that the vacation of Joy Street as described and shown in the exhibit 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 staff has reviewed the applicant's request to vacate the portion of Joy Street and has determined that it is consistent with the City's Zoning Ordinance and General Plan. Joy Street is not a required General Plan street and is not required to provide access to the proposed development project or adjacent properties. Any existing utilities will be protected in place with easements or relocated by the applicant.

ENVIRONMENTAL

The previously approved Plot Plan PA12-0021 anticipated the vacation of Joy Street from Brodiaea Avenue to approximately 600 feet north of Brodiaea Avenue and was included as an element of the project per condition of approval LD45b for the Plot Plan. The vacation of Joy Street is a subsequent discretionary action that falls within the scope of the Environmental Impact Report previously certified by the City Council on December 11, 2012 for Plot Plan PA12-0021, and does not constitute a new or separate project requiring a separate environmental determination (CEQA Sec 15378 (c)).

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.

REVIEW AGENCY COMMENTS

Staff received the following responses to the Project Review Staff Committee transmittal; which was sent to all potentially affected reviewing agencies.

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
Eastern Municipal Water District	05-28-2015	Requested an easement for existing utilities until abandoned by the developer.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-01, and **HEREBY RECOMMENDS** that the City Council:

1. **RECOGNIZE** that the vacation of Joy Street falls within the scope of the Environmental Impact Report certified for Plot Plan PA12-0021 by the City Council on December 11, 2012, therefore, no new or additional environmental review or determination is required; and
2. **APPROVE** Application P15-084 for the vacation of the portion of Joy Street located north of Brodiaea Avenue, based on the findings contained in this resolution.

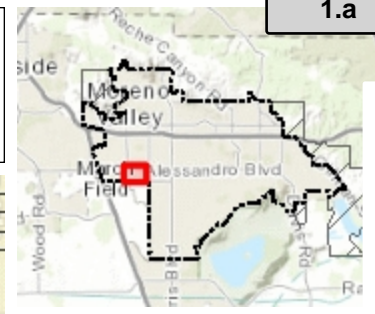
Prepared by:
Vince Girón
Associate Engineer

Approved by:
Ahmad R. Ansari
P.E., Public Works Director/City Engineer

ATTACHMENTS

1. Ortho
2. Reso 2016-01
3. Exhibit A_To Reso 2016-01
4. 300 ft Notice

Joy Street Vacation



Legend

- Parcels
- City Boundary
- Sphere of Influence

Attachment: Ortho (1875 : Vacation of Joy Street north of Brodiaea Avenue)

Notes

1,303.7 0 651.86 1,303.7 Feet

DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County 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.

PLANNING COMMISSION RESOLUTION NO. 2016-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE APPLICATION NO. P15-084: A VACATION OF THE PORTION OF JOY STREET LOCATED NORTH OF BRODIAEA AVENUE.

WHEREAS, the applicant Prologis LP, filed Application No. P15-084, requesting the vacation of the portion of Joy Street located north of Brodiaea Avenue, as described in the title of this Resolution and the attached Exhibit A.

WHEREAS, on January 28, 2016, the Planning Commission of the City of Moreno Valley (Planning Commission) held a public hearing to determine that the vacation of Joy Street is in conformance with the current General Plan and Zoning Ordinance prior to formal review and action by the City Council.

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

WHEREAS, the vacation of Joy Street falls within the scope of the Environmental Impact Report certified for Plot Plan PA12-0021 by the City Council on December 11, 2012, therefore, no new or additional environmental review or determination is required.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission 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, 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 general plan amendment and zone change are consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: Joy Street is not a required General Plan street and is not required to provide access to the proposed development project or adjacent properties. Therefore, the proposed street vacation is consistent with General Plan Section 9.5.2 Circulation Element Objectives and Policies.

All existing utilities will be protected in place within easements or relocated by the applicant to the satisfaction of the affected utility.

- 2. **Conformance with the Zoning Regulations** – The proposed zoning is consistent with the purposes and intent of Title 9 of the City of Moreno Valley Municipal Code.

FACT: As proposed, the vacation of the portion of Joy Street located north of Brodiaea Avenue is consistent with the surrounding Light Industrial (LI) zone. Joy Street is not a required General Plan street and is not required to provide access to the proposed development project or adjacent properties. The proposed street vacation is consistent with the purposes and intent of Municipal Code Sections 9.05 Industrial Districts, 9.14 Land Divisions, and 9.16.160 Business Park / Industrial Design Guidelines of Title 9.

- 3. **Health, Safety and Welfare** – The proposed general plan amendment will not be detrimental to the public health, safety or welfare.

FACT: The vacation of Joy Street falls within the scope of the Environmental Impact Report certified for Plot Plan PA12-0021 by the City Council on December 11, 2012, therefore, no new or additional environmental review or determination is required.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY RECOMMENDS** that the City Council:

- 1. **RECOGNIZE** that the vacation of Joy Street falls within the scope of the Environmental Impact Report certified for Plot Plan PA12-0021 by the City Council on December 11, 2012, therefore, no new or additional environmental review or determination is required; and
- 2. **APPROVE** Application P15-084 for the vacation of the portion of Joy Street located north of Brodiaea Avenue, based on the findings contained in this resolution.

APPROVED this 28th day of January, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

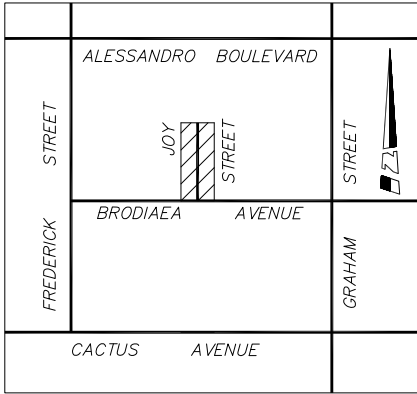
APPROVED AS TO FORM:

City Attorney

ATTACHED: Street Vacation Plat

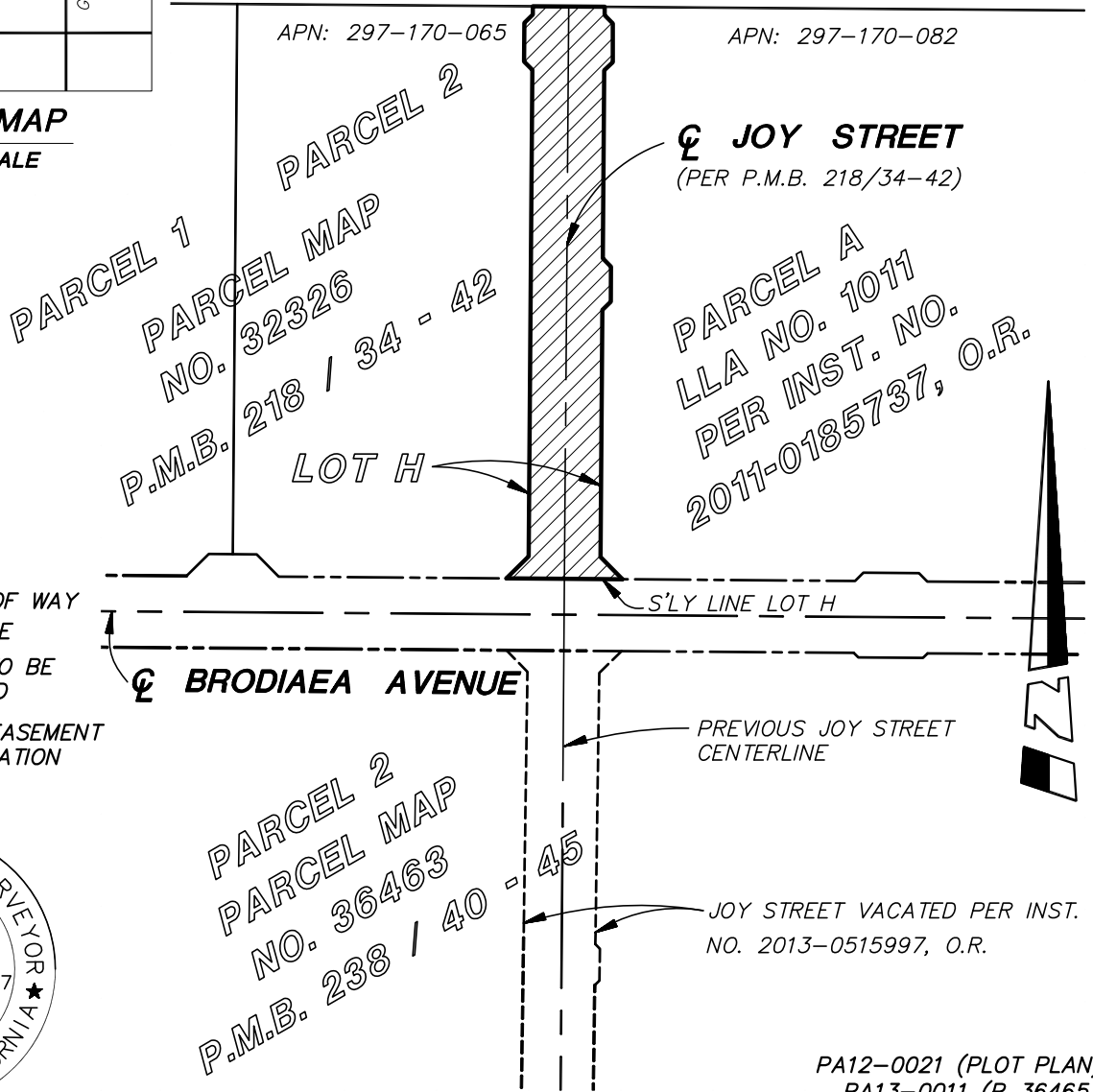
EXHIBIT 'B'
STREET VACATION PLAT

SHEET 1 OF 1



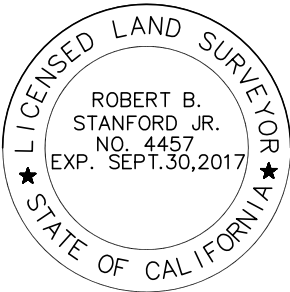
VICINITY MAP
NOT TO SCALE

	AREA BEFORE VACATION	AREA AFTER VACATION
PARCEL 2	4.541 AC.	5.114 AC.
PARCEL A	17.555 AC.	18.138 AC.



LEGEND:

- RIGHT OF WAY
- LOT LINE
- AREA TO BE VACATED
- EMWD EASEMENT RESERVATION



PA12-0021 (PLOT PLAN)
PA13-0011 (P 36465)
CITY ID #5221

HUITT-ZOLLARS

Huitt-Zollars, Inc. Ontario
3990 Concourse, Suite 330, Ontario, CA 91764
Phone (909) 941-7799 Fax (909) 941-7789

PREPARED BY

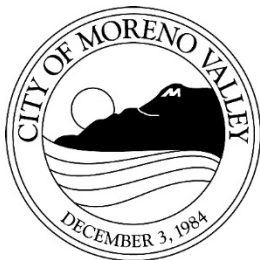
SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

JOY STREET NORTH OF
BRODIAEA AVENUE

EXHIBIT 'B'

SCALE	1"=200'
DRAWN BY	AC
CHECKED BY	DLW
DATE	04/23/2015
JOB NO.	R304098.02

Attachment: Exhibit A_To Reso 2016-01 (1875 : Vacation of Joy Street north of Brodiaea Avenue)



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: P15-084 – Street Vacation

APPLICANT/OWNER: Prologis LP

REPRESENTATIVE: MIG/Hogle-Ireland, Alex Steele

LOCATION: Joy Street north of Brodiaea Avenue.

PROPOSAL: Vacation of Joy Street from Brodiaea Avenue to approximately 600 feet north of Brodiaea Avenue as required by approved Plot Plan PA12-0021, condition of approval LD45b.

ENVIRONMENTAL DETERMINATION: The vacation of Joy Street falls within the scope of the Environmental Impact Report certified for Plot Plan PA12-0021 by the City Council on December 11, 2012, therefore, no new or additional environmental review or determination is required.

COUNCIL DISTRICT: 5

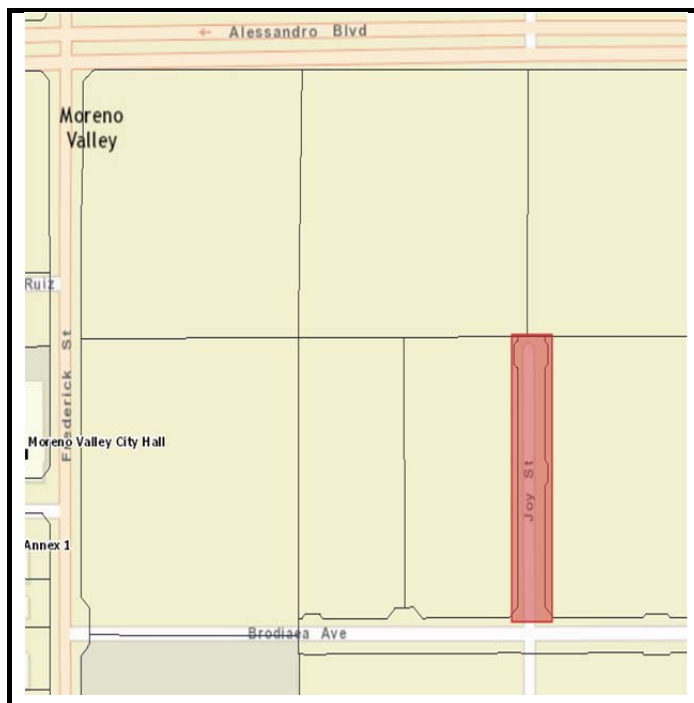
STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, 7:30 a.m. to 4:30 p.m. Friday), 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 28, 2016 at 7PM

CASE ENGINEER: Vince Giron

PHONE: (951) 413-3120

Attachment: 300 ft Notice (1875 : Vacation of Joy Street north of Brodiaea Avenue)