
PLANNING COMMISSIONERS

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PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, August 12, 2021 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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.

PUBLIC COMMENTS

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.

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 the 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

1.

Case:	PEN21-0150
Applicant:	Moreno Valley Unified School District (MVUSD)
Representative:	Samer Alzubaidi, MVUSD
Location:	25652 Alessandro Blvd.
Case Planner:	Claudia Manrique
Council District:	3
Proposal	Request from the Moreno Valley Unified School District for a determination that a potential new office site conforms to the City's General Plan

PUBLIC HEARING ITEMS

No items for discussion.

OTHER COMMISSION BUSINESS

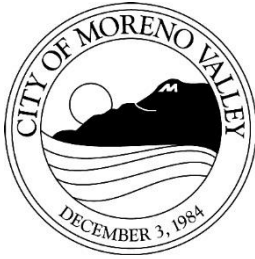
No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

To the next Planning Commission Regular Meeting, August 26, 2021 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: August 12, 2021

REQUEST FROM THE MORENO VALLEY UNIFIED SCHOOL DISTRICT FOR A DETERMINATION THAT A SITE ACQUISITION FOR A PARENT CENTER CONFORMS WITH THE CITY'S GENERAL PLAN

Case: PEN21-0150

Applicant: Moreno Valley Unified School District (MVUSD)

Representative: Samer Alzubaidi, MVUSD

Location: 25652 Alessandro Blvd.

Case Planner: Claudia Manrique

Council District: 3

Proposal: Request from the Moreno Valley Unified School District for a determination that a potential new office site conforms to the City's General Plan

SUMMARY

The Moreno Valley Unified School District (MVUSD) has notified the City of Moreno Valley Planning Commission of its proposal to purchase real property at 25652 Alessandro Boulevard for the new location of their Parent Center. The District is requesting verification that the proposed land use conforms to the Moreno Valley General Plan.

PROJECT DESCRIPTION

Background

On July 14, 2021, the City of Moreno Valley Planning Commission received a letter from the Moreno Valley Unified School District (attached) notifying the City of the District's proposal to purchase real property located at 25652 Alessandro Blvd (Assessor's Parcel Number (APN) 479-230-009) for a new office site. The letter was sent in accordance

with the requirements of Government Code section 65402(c) (attached), which states that a local agency, such as the District, may not acquire real property for public purposes in a city, if the city has adopted a general plan and such general plan, or part thereof, is applicable to the proposed acquisition, until the location, purpose, and extent of such acquisition has been submitted to and reported upon by the planning agency having jurisdiction, as to the conformity with the adopted general plan. If the planning agency does not complete a report within 40 days after submittal, it is deemed a finding that the proposed acquisition conforms to the adopted general plan. If a planning agency disapproves of the location, purpose or extent of an acquisition, that disapproval may be overruled by MVUSD.

The letter (attached) from MVUSD was submitted on July 14, 2021 so the City is well within the 40 day timeframe for completing the report.

ANALYSIS

The MVUSD is acquiring the 0.29 acre site adjacent to their main office as shown on the attached location map. The subject property is located along the street frontage of Alessandro Boulevard, directly southeast of the Moreno Valley Unified School District's main office. The parcel is surrounded by two parcels that are already improved with MVUSD offices. The subject property is currently improved with a house that is used as an insurance office. MVUSD is intending to use the site for expansion of their Parent Center. Currently, MVUSD is utilizing a single-size portable structure ("portable") for its Parent Center next to the building that MVUSD is purchasing. The portable is narrow and small, and does not meet the current needs for a fully functional Parent Center. The additional site will be used to expand the Parent Center in order to have more meetings, workshops, and trainings for parents. MVUSD has not yet determined if the building will be used as it is, or if they will make other enhancements to it. MVUSD staff have indicated that MVUSD will inform the City of any future plans to enhance or expand the building.

The proposed purchase of the subject building at the subject property for the purpose of using it to expand the Parent Center's activities is consistent with General Plan Policy LCC.1-6 in that the proposed acquisition and proposed use of the subject property will "Promote infill development along Alessandro, Sunnymead, and Perris Boulevards to create mixed use corridors."

Moreno Valley General Plan Consistency

In June 2021, the General Plan designation for the subject property was changed from Residential/Office (R/O) to Corridor Mixed Use (COMU) as shown on the attached map. The proposed office use was consistent with both the prior designation and the current Corridor Mixed Use designation, both of which permit office and commercial uses for the subject property. Based on a detailed review of the recently approved General Plan update, there are no General Plan policies that would preclude an office from locating on land designated as Corridor Mixed Use (COMU). The proposed project would be consistent with the primary purpose of this property designated as Corridor Mixed Use (COMU) in that the primary purpose of the Corridor Mixed Use (COMU) is to provide a mix of housing with supporting retail and services that cater to the daily needs of local

residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices.

The proposed office use is also consistent with the subject property's current zoning designation since the subject property was recently rezoned from Office (O) to Corridor Mixed Use as part of the Municipal Code Amendment in conjunction with the comprehensive General Plan update. The second reading of the ordinance as approved on August 3, 2021, will become effective 30 days thereafter.

As discussed above, the Planning Commission must report on whether the District's proposed real property acquisition conforms with the Moreno Valley General Plan within 40 days after the matter has been submitted to Planning (i.e., by or before August 23, 2021). If the Planning Commission fails to report on the issue of general plan consistency within the 40-day period, it will be conclusively deemed that the proposed acquisition and use conforms to the Moreno Valley General Plan.

CONCLUSION

In light of the foregoing, staff recommends that the Planning Commission find and determine that the proposed acquisition and use of the subject property is consistent with the Moreno Valley General Plan.

NOTIFICATION

A public hearing is not required for this item. The meeting agenda was posted by the City Clerk more than 72 hours in advance of the meeting in accordance with State Government Code sections 54954 and 54954.2.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the location, purpose, and extent of a proposed real property acquisition by the Moreno Valley Unified School District ("District") and make a determination as to the conformity of the proposed acquisition with the Moreno Valley General Plan.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Notice of Site Acquisition letter_MVUSD_APN 479-230-009-_Jul2021
2. Location Map MVUSD Site Acquisition
3. General Plan Land Use Map
4. Government Code Section 65402



Facilities Planning

25634 Alessandro Blvd.
Moreno Valley, CA 92553
951-571-7500
www.mvusd.net

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Vision Statement
*To empower students to
become future ready and
positively impact the world.*

Mission Statement
*To provide an equitable
education for all students to
be prepared for college
and/or a viable career path
for a successful life.*

July 14, 2021

City of Moreno Valley
Planning Commission
14177 Frederick St
Moreno Valley, CA. 92552

Re: Notice Of Site Acquisition (Government Code Section 65402)

Ladies and Gentlemen:

The Moreno Valley Unified School District ("District") is providing notice of the District's intent to acquire approximately 0.29 acres, located at 25652 Alessandro Boulevard, Moreno Valley, CA also known as APN 479-230-009 ("Property"). The District intends to use the Property as a Parent Center which is part of the District's main office functions, thus, there would be no change the current general office use of the Property.

This notice is given pursuant to Government Code section 65402, under which the District is required to give the Planning Commission or planning agency having jurisdiction over the proposed site notice in writing of the proposed acquisition of property.

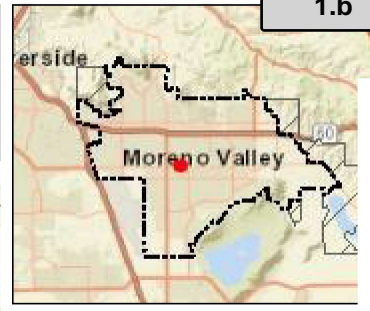
This letter shall serve as the District's request that the Planning Commission notify the District as to the conformity of such acquisition with the City's general plan. Specifically, the District requests that Planning Commission report as to the conformity of the proposed acquisition of the Property with the General Plan within 40 days after receipt of this letter. If the District does not receive a response by the above-referenced dates, it will be our understanding that the proposed acquisition is in conformance with the General Plan.

Thank you in advance for your prompt attention to this request.

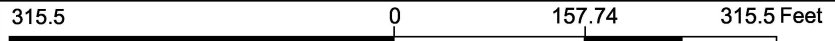
Very truly yours,

Samer Alzubaidi
Facilities Director

MVUSD Site Acquisition



- Legend**
- Public Facilities
 - Public Facilities
 - ★ Fire Stations
 - Parcels
 - ⊞ City Boundary
 - ⊞ Sphere of Influence

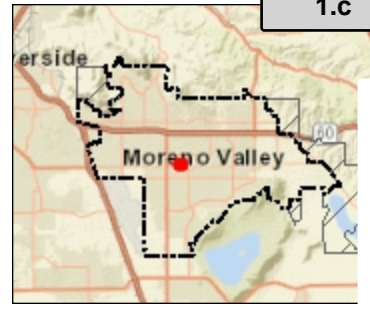


DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and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

Notes:

Attachment: Location Map MVUSD Site Acquisition (5478 : Request from the Moreno Valley Unified

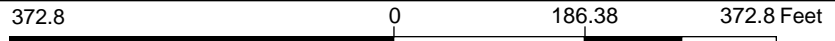
General Plan Land Use



Legend
■ Corridor Mixed Use (COMU)

Image Source: Nearmap

Notes:
 25652 Alessandro Blvd



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Attachment: General Plan Land Use Map (5478 : Request from the Moreno Valley Unified School District)

State of California**GOVERNMENT CODE****Section 65402**

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)