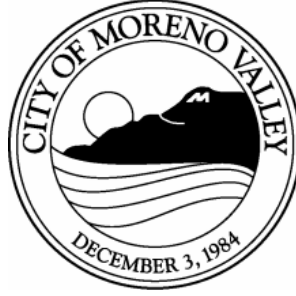

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

MATTHEW CHEN
Vice Chairperson

OMAR COBIAN
Commissioner



JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, April 13, 2023 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

1. Accept Nominations for and elect a New Chairperson
2. Accept Nominations for and elect a New Vice-Chairperson

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, members 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

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 951.413.3350 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.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action

- 1. Planning Commission Minutes – Regular Meeting – March 23, 2023 6:00 PM

NON-PUBLIC HEARING ITEMS

- 1. Alessandro Boulevard Historic Right-of-Way Concept Plan

Case: Concept Plan (PEN22-0216)
Applicant: Highland Fairview
Representative Bobby Kohltfarber
Project Site: Alessandro Boulevard Right-of-Way between Merwin Street and Virginia Street
Case Planner: Luis Lopez
Council District: 3
Proposed Project Concept Plan for the Alessandro Boulevard Historic Right-of-Way, pursuant to the World Logistics Center Specific Plan.

CEQA: No further environmental review required pursuant to California Public Resources Code Section 21166 and Title 14 of California Code of Regulations Section 15162.

PUBLIC HEARING ITEMS

No items for discussion

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, April 27 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 6:00 PM
March 23, 2023**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:00 p.m., by Chairperson DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Matthew Chen	Vice-Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Sims.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Matthew Chen, Vice-Chairperson
AYES: Ray L. Baker, Matthew Chen, Alvin DeJohnette, JoAnn Stephan, Omar Cobian, Jeffrey Sims

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers

Dr. Mary McBean
Tom Jerele Sr.

CONSENT CALENDAR

Planning Commission - Regular Meeting - Mar 9, 2023 6:00 PM

RESULT: APPROVED [5 TO 0]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Matthew Chen, Omar Cobian
Abstain: Jeffrey Sims

Minutes Acceptance: Minutes of Mar 23, 2023 6:00 PM (CONSENT CALENDAR)

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Proposed Specific Plan Amendment and Plot Plan to construct a new 92-room hotel.

A. Staff recommends that the Planning Commission take the following actions:

1. **ADOPT** Resolution No. 2023-08, and thereby:

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** the Initial Study/Mitigated Negative Declaration prepared for on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
- b) **RECOMMENDING THAT THE CITY COUNCIL ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Specific Plan Amendment (PEN21-0330) and Plot Plan (PEN21-0329), pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-09, and thereby:

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Specific Plan Amendment (PEN21-0330) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-09.

3. **ADOPT** Resolution No. 2023-10, and thereby:

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Plot Plan (PEN21-0329) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-10.

Public Hearing Opened: 6:37 p.m.

Speakers

Tom Jerele Sr

Public Hearing Closed: 6:47 p.m.

RESULT: APPROVED [5 TO 0]
MOVER: Ray L. Baker, Commissioner
SECONDER: Matthew Chen, Vice-Chairperson
AYES: Ray L. Baker, Matthew Chen, Alvin DeJohnette, JoAnn Stephan, Jeffrey Sims
ABSTAIN: Omar Cobian

OTHER COMMISSION BUSINESS

A special presentation was made thanking Commissioner Sims for his 10 years of dedicated service as a Planning Commissioner from 2013 through 2023.

Commissioner Sims gave a short speech reflecting on his time with the Commission and praises the staff for their hard work.

STAFF COMMENTS

Planning Official, Sean Kelleher, thanked Commissioner Sims for his service and expressed how much he appreciated working with him. He also noted the Commissioners will be attending a League of California Cities Conference.

PLANNING COMMISSIONER COMMENTS

Vice-Chairperson Chen wished everyone a happy Woman's history month and requested the meeting be closed in honor of the late Dr. Carla Thornton and Victoria Baca.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:08 PM.

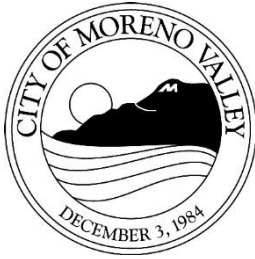
Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Mar 23, 2023 6:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: April 13, 2023

ALESSANDRO BOULEVARD HISTORIC RIGHT-OF-WAY CONCEPT PLAN

Case: Concept Plan (PEN22-0216)

Applicant: Highland Fairview

Representative Bobby Kohltfarber

Project Site: Alessandro Boulevard Right-of-Way between Merwin Street and Virginia Street

Case Planner: Luis Lopez

Council District: 3

Proposed Project Concept Plan for the Alessandro Boulevard Historic Right-of-Way, pursuant to the World Logistics Center Specific Plan.

CEQA: No further environmental review required pursuant to California Public Resources Code Section 21166 and Title 14 of California Code of Regulations Section 15162.

SUMMARY

Highland Fairview, (“Applicant”) is requesting approval of (Concept Plan PEN22-0216) for the alignment and preservation of the Alessandro Boulevard Historic right-of-way within the World Logistics Center Specific Plan.

PROJECT DESCRIPTION

Pursuant to Section 12.9 of the World Logistics Center Specific Plan, prior to the approval of any development including or adjacent to the historic Alessandro Boulevard right-of-way (Resolution CPAB 88-2), Planning Commission approval of a concept plan for the alignment and preservation of the Alessandro Boulevard Historic right-of-way is required.

Consistent with the World Logistics Center Specific Plan (“Specific Plan”) the applicant has proposed to construct Alessandro Boulevard as a 4-lane undivided roadway running east-west through the World Logistics Center, from Gilman Springs Road to the future alignment of Cactus Avenue. Vehicular access will be prohibited on a portion of Alessandro Boulevard, between the future alignment of Cactus Avenue and Street “E” consistent with the Specific Plan.

REVIEW PROCESS

The Applicant has worked with staff and modified the proposed plans to the satisfaction of all departments. Based on the staff’s review, it was determined that the Proposed Project will be consistent with the requirements of the City Municipal Code and World Logistics Center Specific Plan.

ENVIRONMENTAL

On June 16, 2020, the City of Moreno Valley City Council certified the Revised Final Environmental Impact Report (WLC EIR) for the WLC Specific Plan, WLC Development Agreement, and related discretionary actions. This Proposed Project is consistent with the overall project analyzed as part of the WLC EIR, and no additional environmental review is required for the Planning Commission’s approval because no substantial changes are proposed in the project or will occur with respect to circumstances under which the project is undertaken which will require major revisions of previous EIR due to involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects; nor is there new information of substantial importance, which was not known and could have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, showing any of the following: the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

NOTIFICATION

No public notification other than accomplished with the routine posting of the meeting agenda is required for this City Council item.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the Proposed Project and direct the Community Development Director to issue the approval letter for Concept Plan PEN22-0216 for the Alessandro Boulevard Historic Right-of-Way with the attached conditions of approval.

Prepared by:
Luis Lopez
Contract Planner - Civic Solution

Approved by:
Sean P Kelleher
Planning Division Manager

ATTACHMENTS

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

1. PEN22-0216 Conditions of Approval
2. Project Plan
3. Zoning Map

CONDITIONS OF APPROVAL

Concept Plan (PEN22-0216)

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Concept Plan (PEN22-0216)
 APN: 478240021

APPROVAL DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. 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)
2. Pursuant to Sections 1.20 (Subsequent Development Approvals Definition), 1.22 (Term Definition), 3.5 and (Term), and 4.5 (Terms of Maps and Other Project Approvals) of the World Logistics Center Development Agreement, approved and adopted via Ordinance No. 967, the Term of this Concept Plan (PEN22-0216) shall be the same as the Term of the World Logistics Center Development Agreement as set forth in Section 3.5 (Term) of the World Logistics Center Development Agreement.
3. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to

CONDITIONS OF APPROVAL

Concept Plan (PEN22-0216)

provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

4. This project is located within the World Logistics Center Specific Plan. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail.
5. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval of a sign program by the Planning Division.

Special Conditions

6. All Plot Plans that are submitted adjacent to Alessandro Historic Right-Of-Way shall be developed in accordance with the approved plans for the Alessandro Historic Right-Of-Way Concept Plan that is on file in the Community Development Department – Planning Division, the Municipal Code regulations, the WLC Specific Plan, the WLC Development Agreement, the General Plan, and the conditions contained herein.

Prior to Grading Permit

7. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and shall be printed on the grading plans.

FIRE DEPARTMENTFire Prevention Bureau

8. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
9. The Fire Department emergency vehicular access road shall be (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. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
10. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
11. Prior to construction, all locations where structures are to be built shall have an approved

CONDITIONS OF APPROVAL

Concept Plan (PEN22-0216)

- Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
12. 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 509.1 and MVL 440A-0 through MVL 440C-0)
 13. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 14. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
 15. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
 16. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
 17. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
 18. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
 19. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
 20. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
 21. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
 22. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a.

CONDITIONS OF APPROVAL

Concept Plan (PEN22-0216)

Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENTMoreno Valley Utility

23. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
24. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires (including fiber optic cable), switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system” (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

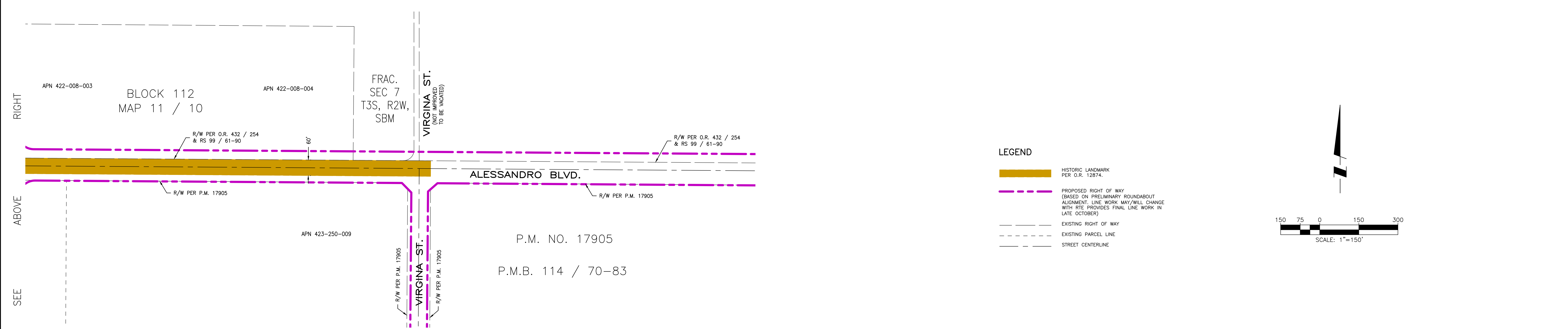
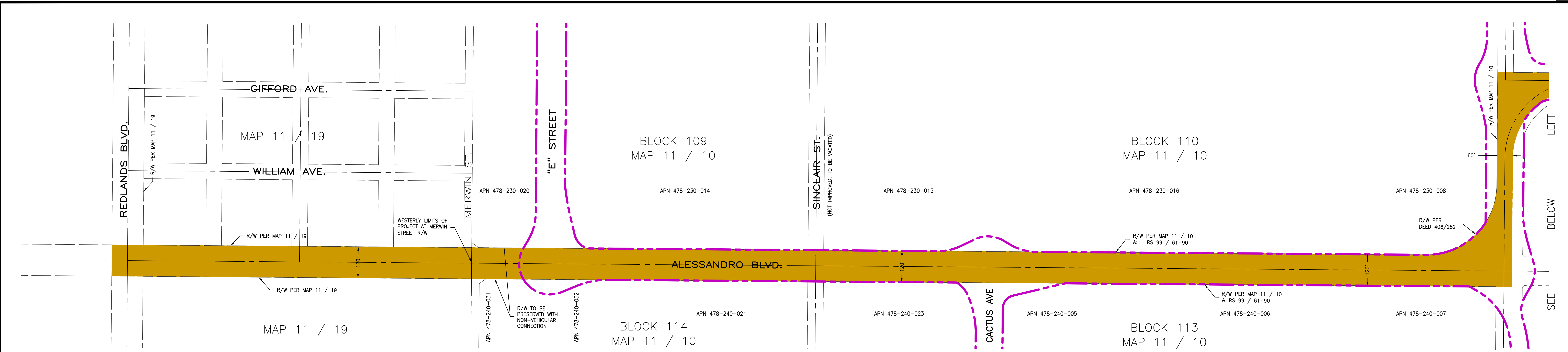
The City, or the City’s designee, shall utilize dedicated utility facilities to ensure

CONDITIONS OF APPROVAL

Concept Plan (PEN22-0216)

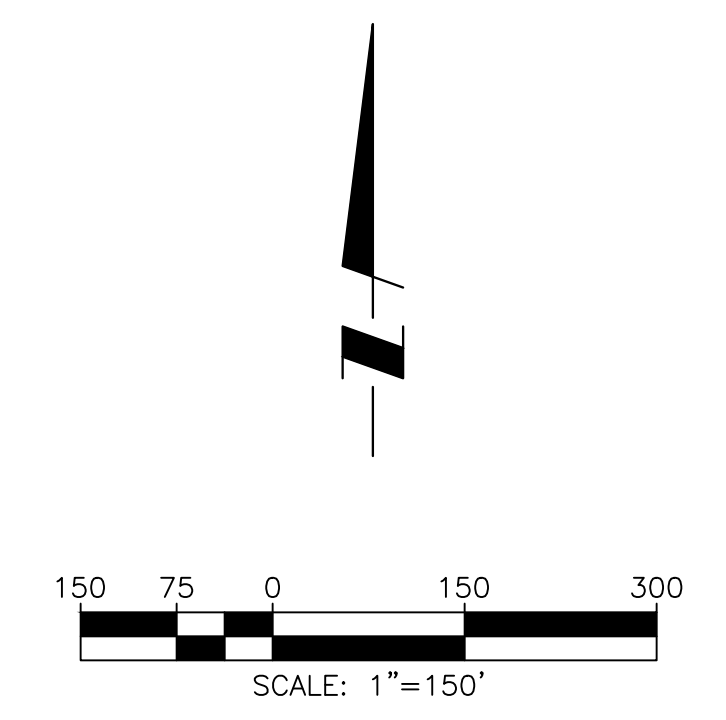
safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled electric distribution system.

25. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
26. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
27. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
28. This project is subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.
29. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "street light services" to and within the project.



LEGEND

- HISTORIC LANDMARK PER O.R. 12874.
- PROPOSED RIGHT OF WAY (BASED ON PRELIMINARY ROUNDABOUT ALIGNMENT. LINE WORK MAY/WILL CHANGE WITH RTE PROVIDES FINAL LINE WORK IN LATE OCTOBER)
- EXISTING RIGHT OF WAY
- EXISTING PARCEL LINE
- STREET CENTERLINE



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World Logistics Center
World Logistics Center Parkway
Rancho Belago, CA 92555

Highland Fairview
14225 Corporate Way
Moreno Valley, CA 92553

Stantec Consulting Services Inc
38 Technology Drive, Suite 200
Irvine, CA 92618

PN: 2042 631600
DATE: SEPTEMBER 19, 2022

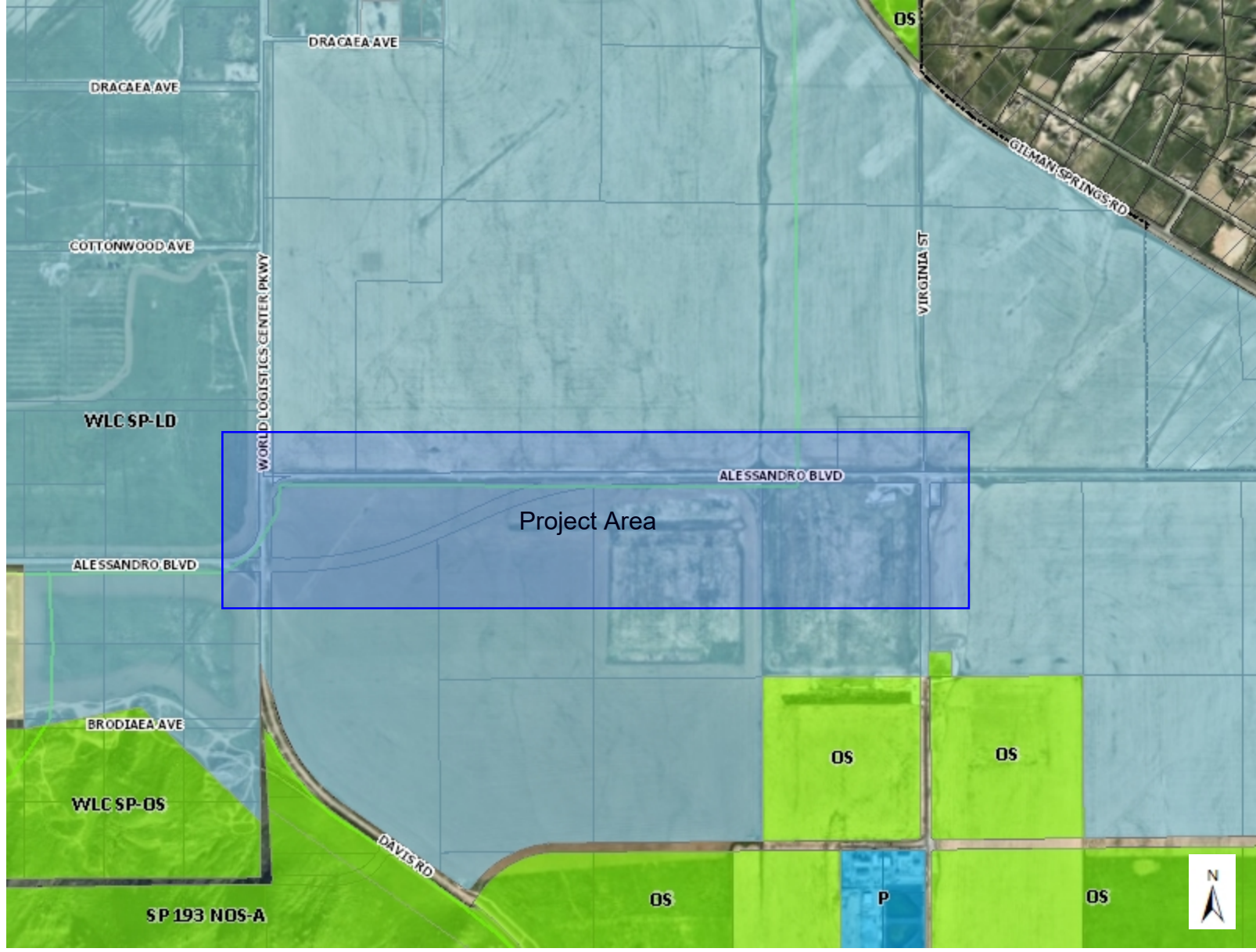
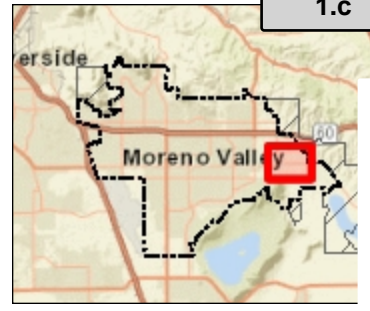
**WORLD LOGISTICS CENTER
ALESSANDRO BOULEVARD
HISTORIC R/W CONCEPT PLAN**

SHEET NUMBER
1
OF
1

Attachment: Project Plan (2007 : PER02-0216)



Zoning Map Alessandro Boulevard Historic Right-of-Way



Legend

Zoning

- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

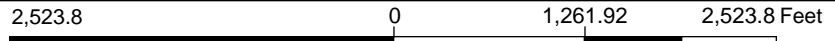
Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

Road Labels

- Parcels
- Image Source: Nearmap

Notes:



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.

Attachment: Zoning Map (6207 : PEN22-0216)