

1 **CITY OF MORENO VALLEY PLANNING COMMISSION**
2 **REGULAR MEETING**
3 **CITY HALL COUNCIL CHAMBER – 14177 FREDERICK STREET**
4

5 **Thursday, October 26, 2017 at 7:00 PM**

6
7
8 **CALL TO ORDER**
9

10
11 **CHAIR BARNES** – Good evening ladies and gentlemen. I would like to call to
12 order this regular-scheduled meeting of the Planning Commission to order. It is
13 Thursday, October 26, 2017, and the time is 7:12 PM. Ashley, could we have roll
14 call please?
15

16
17 **ROLL CALL**
18

19 Commissioners Present:

20 Commissioner Lowell
21 Commissioner Baker
22 Commissioner Sims
23 Vice Chair Korzec
24 Chair Barnes
25

26
27 Staff Present:

28 Rick Sandzimier, Planning Official
29 Ashley Aparicio, Recording Secretary/Administrative Assistant
30 Jeff Bradshaw, Associate Planner
31 Michael Lloyd, Traffic Engineer
32 Paul Early, Assistant City Attorney
33 Claudia Manrique, Associate Planner
34

35
36 Speakers:

37 Rafael Brugueras
38
39

40 **PLEDGE OF ALLEGIANCE**
41

42
43 **CHAIR BARNES** – The next item on the Agenda is the Pledge of Allegiance.
44 Could you all stand and face the flag?

1
2
3 **APPROVAL OF THE AGENDA**

4
5 Approval of PC Agenda of October 26, 2017

6
7 **CHAIR BARNES** – Thank you. Next item is the approval of the Agenda for
8 October 26, 2017. That’s probably not right.

9
10 **COMMISSIONER SIMS** – I’ll make a motion to approve the Agenda.

11
12 **COMMISSIONER BAKER** – And I’ll second.

13
14 **CHAIR BARNES** – Yeah, what date are we approving?

15
16 **COMMISSIONER SIMS** – Well approval of today’s Agenda.

17
18 **COMMISSIONER BAKER** – Not the Minutes.

19
20 **CHAIR BARNES** – Oh, the Agenda, duh.

21
22 **COMMISSIONER SIMS** – You’re doing it.

23
24 **CHAIR BARNES** – Once again, the Chair has fallen down.

25
26 **COMMISSIONER BAKER** – It’s okay. Move on.

27
28 **CHAIR BARNES** – My apologies. We had a motion from Commissioner Sims.

29
30 **COMMISSIONER LOWELL** – I’ll second.

31
32 **CHAIR BARNES** – Two seconds, Commissioners Baker and Lowell.

33
34 **COMMISSIONER LOWELL** – Come on, Patricia. Get in on it.

35
36 **VICE CHAIR KORZEC** – I’ll third it, alright, fine.

37
38 **PLANNING OFFICIAL RICK SANDZIMIER** – We’re going to try this system that
39 we explained to you at the beginning, so the motion and the second.

40
41 **CHAIR BARNES** – Alright.

42
43 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – The motion was...

44
45 **PLANNING OFFICIAL RICK SANDZIMIER** – From Commissioner Sims.

46

1 **CHAIR BARNES** – Commissioner Sims made a motion.

2
3 **PLANNING OFFICIAL RICK SANDZIMIER** – Seconded by Lowell.

4
5 **COMMISSIONER LOWELL** – So the Chair no longer runs the vote button?

6
7 **CHAIR BARNES** – No.

8
9 **PLANNING OFFICIAL RICK SANDZIMIER** – Yeah, we're adopting to the City
10 Clerk's....

11
12 **CHAIR BARNES** – There's a new sheriff in town, so please vote. So, all votes
13 have been cast. The...end the vote.

14
15 **COMMISSIONER LOWELL** – It's a learning curve.

16
17 **CHAIR BARNES** – The motion carries 5-0.

18
19
20 Opposed – 0

21
22
23 **Motion carries 5 – 0**

24
25
26 **PLANNING OFFICIAL RICK SANDZIMIER** – Mr. Chair, just, if I may.....

27
28 **CHAIR BARNES** – Yes.

29
30 **PLANNING OFFICIAL RICK SANDZIMIER** – Just for the record, since we are
31 live on TV and some people may be observing us, I do want to mention then, for
32 the rest of the people here and Commissioner Lowell has just arrived, we are
33 trying to adopt the same process that the City Clerk's Office is using with the
34 recording secretary, so if we go through a couple of little glitches this evening, I
35 just want to apologize up front. I also want to take a second just to introduce
36 Ashley Aparicio. She is our new recording secretary and administrative assistant
37 in our Planning Division. Thank you.

38
39 **CHAIR BARNES** – Well welcome, Ashley, and thank you very much for your
40 help this evening.

41
42 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – You're welcome.

43
44
45 **CONSENT CALENDAR**

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

5
6
7 **APPROVAL OF MINUTES**

8
9 Planning Commission - Regular Meeting – August 24, 2017 at 7:00 PM

10
11
12 **CHAIR BARNES** – The next item on the Agenda is the Consent Calendar. The
13 only item being the approval of the Minutes from the meeting of August 24, 2017.

14
15 **COMMISSIONER BAKER** – I’ll make a motion.

16
17 **VICE CHAIR KORZEC** – I’ll second.

18
19 **CHAIR BARNES** – A motion from Commissioner Baker. A second from
20 Commissioner Korzec.

21
22 **COMMISSIONER LOWELL** – I was not present at that meeting, so I will be
23 abstaining.

24
25 **CHAIR BARNES** – And Commissioner Lowell will not be voting because he was
26 not in attendance, so please vote. The motion carries 4-0 with one abstention.

27
28
29 Opposed – 0

30
31
32 **Motion carries 4 – 0 – 1 with one abstention**

33
34
35 **PUBLIC COMMENTS PROCEDURE**

36
37 *Any person wishing to address the Commission on any matter, either under*
38 *Public Comments section of the Agenda or scheduled items or public hearings,*
39 *must fill out a “Request to Speak” form available at the door. The completed*
40 *form must be submitted to the Secretary prior to the Agenda item being called by*
41 *the Chairperson. In speaking to the Commission, member of the public may be*
42 *limited to three minutes per person, except for the applicant for entitlement. The*
43 *Commission may establish an overall time limit for comments on a particular*
44 *Agenda item. Members of the public must direct their questions to the*
45 *Chairperson of the Commission and not to other members of the Commission,*
46 *the applicant, the Staff, or the audience. Upon request, this Agenda will be made*

1 available in appropriate alternative formats to persons with disabilities in
2 compliance with the Americans with Disabilities Act of 1990. Any person with a
3 disability who requires a modification or accommodation in order to participate in
4 a meeting should direct their request to Guy Pegan, ADA Coordinator, at (951)
5 413-3120 at least 72 hours prior to the meeting. The 72-hour notification will
6 enable the City to make reasonable arrangements to ensure accessibility to this
7 meeting.

8
9
10 **CHAIR BARNES** – Moving on. The next item on the Agenda is the Public
11 Comments portion of the meeting.

12
13 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – We do have one.

14
15 **CHAIR BARNES** – We have one speaker. If you could call him forward please.

16
17 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Rafael Brugueras. I
18 apologize.

19
20 **CHAIR BARNES** – Brugueras. You'll learn to pronounce it because he will.....

21
22 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Thank you.

23
24 **CHAIR BARNES** – Speak on occasion.

25
26 **SPEAKER RAFAEL BRUGUERAS** – Welcome aboard, Ashley.

27
28 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Thank you.

29
30 **SPEAKER RAFAEL BRUGUERAS** – Chair, Commissioners, Staff, and guests,
31 I'm the only resident here tonight. I'm grateful to be back in the chamber again
32 from Tuesday because that was an exciting meeting. One out of the two got
33 passed and that is going to be pertaining to this Planning Commission. It is a
34 shame that we couldn't get the ban extended because that would've helped the
35 staff to have a little more time to make sure everything that they are going to be
36 doing with Allen Brock, Rick Sandzimier, to make sure that when you get a
37 project to be built in this city or an entrepreneur to bring a business to sell
38 marijuana you'll be prepared. So I'm hoping that, as the months we wait for this
39 bill to come out and to get approved, that somehow you'll be ready and trained in
40 this area to understand what some of these entrepreneurs and developers want
41 from us because it could harm the city. It could also help the city. It was a good
42 fight Tuesday. I learned a lot. I learned that pride can get in the way also. I'm
43 hoping that it never happens to this government. This is one of the governments
44 that I fought for when I was talking on Tuesday. This is a very important
45 government. Each one of you plays a great role in our city in all parts, not just
46 one district but all four districts. That includes the whole city, all 210,000 of us.

1 You're very important to us and the Staff here is very important to us. So
2 prepare your hearts and your minds as things come forward. I don't know if it's
3 going to be in the next month or in the New Year, but we as a city must be ready
4 with the new laws, the new rules, and how to distribute and allow the sales of
5 marijuana to flow through our city. Let's think about what we want to do in the
6 future. Thank you so much, and I am thankful that Brian made it. I'm glad when
7 I see five of you up here. It's a good thing. Thank you.

8
9 **CHAIR BARNES** – Thank you, Mr. Brugueras. No other speakers?

10
11 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – No other speakers, Sir.

12
13 **CHAIR BARNES** – Thank you. Next on the Agenda, Non-Public Hearing Items.
14 We have none, right Rick?

15
16 **PLANNING OFFICIAL RICK SANDZIMIER** – We have none.

17
18
19 **NON-PUBLIC HEARING ITEMS**

20
21 None

22
23
24 **CHAIR BARNES** – And Public Hearing Items: Case 1, PEN16-0050, an
25 application from MACJONES Holdings, Inc. Do we have a Staff Report?

26
27
28 **PUBLIC HEARING ITEMS**

- 29
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- | | |
|----------------------|---|
| 31 1. Case: | PEN16-0050 (PA16-0009) |
| 32 Applicant: | MACJONES Holdings, Inc. |
| 33 Owner: | MACJONES Holdings, Inc. |
| 34 Representative: | Thienes Engineering, Inc. |
| 35 Location: | South side of Cottonwood Avenue at Lakeport
36 Drive |
| 37 Case Planner: | Jeff Bradshaw |
| 38 Council District: | 3 |
- 39
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1 Proposal: Proposed Tentative Tract Map to subdivide 10
2 acres of vacant RA-2 zoned land into 16
3 single-family residential lots, and three lettered
4 lots for water quality treatment facilities.
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6
7
8

9 **STAFF RECOMMENDATION**

10
11 A. Staff recommends that the Planning Commission **APPROVE** Resolution No.
12 2017-34 and thereby:

- 13
14 1. **CERTIFY** that the Mitigated Negative Declaration prepared for Tentative
15 Tract Map 37060 (PEN16-0050) on file with the Community Development
16 Department, incorporated herein by this reference, has been completed in
17 compliance with the California Environmental Quality Act, that the
18 Planning Commission reviewed and considered the information contained
19 in the Mitigated Negative Declaration and the document reflects the City's
20 independent judgment and analysis, attached hereto as Exhibit A and;
21
22 2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for
23 Tentative Tract Map 37060 (PEN16-0050), attached hereto as Exhibit B.
24

25 B. Staff recommends that the Planning Commission **APPROVE** Resolution No.
26 2017-35 and thereby:

- 27
28 1. **APPROVE** Tentative Tract Map 37060 (PEN16-0050) based on the
29 findings contained in this Resolution, and subject to the Conditions of
30 Approval included as Exhibit A.
31
32
33
34

35 **PLANNING OFFICIAL RICK SANDZIMIER** – We do. Associate Planner, Jeff
36 Bradshaw will be giving your this presentation.
37

38 **ASSOCIATE PLANNER JEFF BRADSHAW** – Good evening, Chair Barnes, and
39 Members of the Planning Commission. As you introduced, Chair Barnes, the
40 Applicant, MACJONES, has submitted a subdivision application to the City for
41 approval of Tentative Tract Map 37060. This subdivision proposes to develop 16
42 lots on a 10-acre site that is located on the south side of Cottonwood Avenue and
43 approximately 700 feet east of LaSalle. The site is currently vacant. It has been
44 maintained in recent history through weed abatement and is surrounded by
45 comparable types of development. The land to the west has been developed
46 with similar half-acre lots in the RA-2 Zone. The project site is zoned RA-2. The

1 land to the east, in a similar fashion, has either been subdivided or developed
2 with half-acre home sites and the properties to the north and south, as you can
3 see in the exhibit, have been developed with tract homes in the R5 Zone. The
4 Applicant is asking the City to support a subdivision here that is consistent with
5 the RA-2 Zone. The 16 lots that are being proposed are all at least 20,000
6 square feet in size, which is consistent with that zone. Again, surrounding
7 properties have been developed or subdivided with comparable lots and so the
8 proposal is consistent with the General Plan, the zoning for the site, and with
9 existing or established development for that area. Staff worked in the
10 preparation of a Mitigated Negative Declaration for the project and through the
11 completion of an initial study we determined that, with mitigation, this project
12 would not result in any significant environmental impacts. A Mitigated Monitoring
13 Program was also prepared for the project to ensure implementation of those
14 Mitigation Measures. The project.....excuse me.....notice for the project was
15 completed by our City Standard with a publication in the newspaper, notifying the
16 preparation of the Mitigated Negative Declaration. The site was posted 10 days
17 in advance of the hearing, and notices were sent out to property owners within
18 300 feet of the site as well. As of tonight, I have received only one phone call in
19 response to those noticing efforts. It was a property owner that lives in a home
20 immediately to the west. His property would back to this development. He
21 stated he was in support of the project and just had questions about the
22 availability of sewer service to that area. With that, Staff would...Staff's
23 recommendation to the Planning Commission would be to certify the
24 environmental documentation that has been prepared for the project and to
25 approve the Tract Map as conditioned and as presented to you this evening.
26 That concludes my report. I'd be happy to answer any questions that you might
27 have.

28
29 **CHAIR BARNES** – Thank you, Jeff. Would the Commissioners like to ask any
30 questions? Would the Applicant like to make a statement?

31
32 **COMMISSIONER SIMS** – Sorry. I do have my, the red light on. So lots C and D
33 are the water quality lots that are small detention basins, I assume?

34
35 **ASSOCIATE PLANNER JEFF BRADSHAW** – Yes, in this case, a little bit
36 unique proposal for the water quality treatment. Rather than a single basin, there
37 are three water quality treatment facilities proposed. There is a linear treatment
38 facility on lot 1 along the street frontage, and then lots 12 and 13 both have water
39 treatment facilities in lettered lots on both those sites.

40
41 **COMMISSIONER SIMS** – And those lettered lots, they are maintained by the
42 City or is that an HOA or how is that taken care of?

43
44 **ASSOCIATE PLANNER JEFF BRADSHAW** – They would be maintained by the
45 City but with an HOA required of the project, like with other subdivisions as a

1 backup or support to that process with the City being compensated through that
2 HOA.

3
4 **COMMISSIONER SIMS** – Thank you.

5
6 **CHAIR BARNES** – Any other questions? Would the Applicant like to make a
7 presentation or a statement?

8
9 **APPLICANT DAN WEBB** – Hello, my name is Dan Webb from MACJONES. I
10 just want to thank everybody for coming, and I want to thank the Planning
11 Department for working well with my team, and I really have nothing else to add.
12 I think it's a really nice project for the area, and it fits in well with the zoning and
13 fits in well with the neighbors, and I think it should go well.

14
15 **CHAIR BARNES** – Thank you.

16
17 **COMMISSIONER LOWELL** – I have a question for you. The last Tentative Map
18 expired. What is your timeframe for this project? Do you envision sitting on it for
19 a few years or are you ready to dig a shovel of dirt tomorrow?

20
21 **APPLICANT DAN WEBB** – It depends on the market. It's really close right now
22 in terms of, you know, since you're requiring me to have such large acreage, it
23 puts it up into a pretty....it's, you know, I was lucky to buy the land at a pretty
24 attractive price and that benefit can be passed through to the City of Moreno
25 Valley because I could afford to keep these big lots where a lot of other people
26 can't. The market is like right there, and so my goal is to do it in the next year or
27 two, but I am just really identifying the comps right now and seeing if I can make
28 some money on it.

29
30 **COMMISSIONER LOWELL** – Thank you.

31
32 **CHAIR BARNES** – Any other questions. If not, while you think about it, I have a
33 couple of questions. On one of the previous meetings we had discussed, I
34 thought, adding the number of extensions to the condition that addresses the
35 expiration date of the map.

36
37 **PLANNING OFFICIAL RICK SANDZIMIER** – Mr. Chair, are you....I apologize
38 for maybe interrupting, but are you going to be talking about the project and
39 deliberating the project or would you like to conduct the Public Hearing first
40 because it does require a Public Hearing.

41
42 **CHAIR BARNES** – Yeah, thank you. Don't we normally ask questions of the
43 Staff?

44
45 **PLANNING OFFICIAL RICK SANDZIMIER** – That's why I was trying to get
46 clarification there. If you were going to be asking Staff questions or if you're

1 getting into deliberations about the Conditions of Approval and the project as a
2 whole but, if it is still questions for Staff, that's appropriate, I guess.

3
4 **CHAIR BARNES** – Well, they are questions regarding the conditions, but I
5 wouldn't call them deliberation. It's just clarifications.

6
7 **PLANNING OFFICIAL RICK SANDZIMIER** – Okay.

8
9 **CHAIR BARNES** – Is that appropriate?

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – That's fine.

12
13 **CHAIR BARNES** – Okay, alright. Well, how many extensions would a project
14 like this be entitled to?

15
16 **ASSOCIATE PLANNER JEFF BRADSHAW** – The total map life under the Map
17 Act would be eight years, and so there would be an opportunity under separate
18 applications to extend the life for a total of five and, by our Code, it would be
19 three years at a time. So the next extension would be three and then two.

20
21 **CHAIR BARNES** – Okay, so two more extensions, one 3-year and one 2-year.
22 Okay.

23
24 **ASSOCIATE PLANNER JEFF BRADSHAW** – Yes.

25
26 **CHAIR BARNES** – Okay, alright. And then Condition P9 talks about the
27 developer shall submit to review a document to convey title. Is that for the
28 WQMP basins? I was a little unclear as to what they were conveying title to.

29
30 **ASSOCIATE PLANNER JEFF BRADSHAW** – That, I believe, is something we
31 want to correct in the conditions. In this case, the other intent of the HOA would
32 be to retain fee ownership of the basins, not to turn those over to the City, so (A)
33 I do not see as being applicable in this case.

34
35 **CHAIR BARNES** – Okay, alright. Thank you. Condition P11 makes reference to
36 a Slope Erosion Plan. What...I'm not familiar with that plan. Is that something
37 that Land Development now requires or?

38
39 **ASSOCIATE PLANNER JEFF BRADSHAW** – I apologize, Chair Barnes. I was
40 making notes in my conditions. Do you mind repeating the question?

41
42 **CHAIR BARNES** – Yeah, Condition P11, prior to Grading Permit issuance, that
43 condition makes a reference to a Slope Erosion Plan.
44

1 **ASSOCIATE PLANNER JEFF BRADSHAW** – Yes, so Planning would require
2 landscape and erosion, irrigation rather, for slopes that are over this three feet in
3 height. It'd be private slopes in the rear yards.

4
5 **CHAIR BARNES** – Okay.

6
7 **ASSOCIATE PLANNER JEFF BRADSHAW** – I can't recall in this tract if that
8 applies. I know there are some transition slopes, but that is the intent of the
9 condition is to capture private slopes.

10
11 **CHAIR BARNES** – Okay, I just...that term was not clear to me, so alright.
12 Thank you. Then, Condition P18 requires that knuckles and cul-de-sac lots
13 provide off street parking for at least three cars. Is that unique to this project or is
14 that a condition that will be.....

15
16 **ASSOCIATE PLANNER JEFF BRADSHAW** – That is a condition that is an
17 extension of a concern of the Planning Commission from some years ago. I
18 don't know if anyone is seated on the Commission now that spoke to that but
19 during the mid 2000's when development was moving very quickly, there was a
20 concern that the subdivisions, as they were being proposed, were not provided
21 adequate parking within the neighborhood and this was an effort to make sure
22 each homeowner would have sufficient space to park their vehicles.

23
24 **CHAIR BARNES** – Okay, well I don't want to wander into the area of
25 deliberation, but I might want to discuss that further at some point. So will that
26 condition become standard in the future?

27
28 **PLANNING OFFICIAL RICK SANDZIMIER** – As Mr. Bradshaw articulated, it
29 was an interest or a concern of a previous Planning Commission that is not, as I
30 understand it, codified in our Municipal Code for a parking requirement. When
31 you consider the design of a cul-de-sac or knuckles the consideration or the
32 concern is that it has less street frontage because of the curve of the street and
33 since cars that normally on a typical just, you know, subdivision lot has curb
34 frontage in front of their homes. The ones at the ends of cul-de-sacs and
35 knuckles don't. So, if you allow for more parking on the site, then you're
36 addressing the issue.

37
38 **CHAIR BARNES** – Well, the reason I was curious about it is we've approved
39 some projects in the past that have been fairly small lots, extremely small lots,
40 and even rectangular lots facing a straight street have had very little lot frontage
41 and parking has been a concern but.....

42
43 **PLANNING OFFICIAL RICK SANDZIMIER** – The only other thing that I would
44 point out with this particular subdivision is it is a large lot subdivision, so these
45 are half-acre lots. We don't have the actual Site Plans where the homes are
46 going to placed but, usually on a half-acre lot or so, you're actually going to have

1 larger driveways or side yards and other opportunities. It may not be necessary
2 to actually put a condition in place like this. It would probably be belts and
3 suspenders because the actual design of the half-acre lot, you're probably going
4 to end up with more parking.

5
6 **CHAIR BARNES** – Yeah, you're going to have much larger front setbacks and
7 longer driveways, so I was just curious the source of that condition. I think the
8 last question I.....oh, second to last question. Condition B5, from Building and
9 Safety, proposed residential project shall comply with the latest Federal Law,
10 etc., etc., etc. There is no grandfathering that goes along with these conditions?
11 If any of the statutes listed in there were to change, they would be required in the
12 case of all of those to comply with the current?

13
14 **PLANNING OFFICIAL RICK SANDZIMIER** – It is my understanding that the
15 building and fire codes and specific to public health, safety, and welfare-type
16 issues so those codes, when they do change, the developments are subject to
17 the ones that are in existence at the time of the development.

18
19 **ASSOCIATE PLANNER JEFF BRADSHAW** – The issuance of a building permit
20 would be the only thing that would really excuse a project from being held to a
21 higher standard or a new requirement.

22
23 **CHAIR BARNES** – Right, I guess my question was, and it doesn't relate just to
24 public safety.....go ahead....

25
26 **PLANNING OFFICIAL RICK SANDZIMIER** – I was just asking for.....

27
28 **CHAIR BARNES** – What, what came to mind was Americans with Disabilities Act
29 so, if next year the regulations changed and two-story houses now require an
30 elevator, would this project then be required to put in an elevator or would he be
31 grandfathered to the current ADA Standard?

32
33 **COMMISSIONER LOWELL** – What I think happens is, when you start pulling
34 your permits, that's what codifies what criteria you're held to. So, if you're going
35 to pull a building permit today, you're held to today's standards. But, if you're
36 pulling a grading permit or a building permit in 10 years, you'll be held to the
37 standard that is in place in 10 years. So this is like a benchmark saying, "Hey, by
38 the way, whenever you pull the permit, that's the standard you have to go to." It's
39 just a statement.

40
41 **ASSOCIATE PLANNER JEFF BRADSHAW** – The balance in the process is,
42 you asked about extensions of time, so in three years' time if the project has not
43 been developed and they come to the City and ask for that extension, that'd be
44 an opportunity for Staff to revisit the conditions; not to place new conditions but, if
45 standards or requirements have changed, we would update the conditions to
46 update the most current standard in place at the time.

1
2 **CHAIR BARNES** – Okay, just kind of caught me by surprise a little bit. Alright,
3 and then the last question I had, concerns the grading on lot 16. I was curious
4 why that hillslope is contained entirely on 16 and not adjusted so that the top is
5 on the property line, which is the more traditional configuration because, in this
6 scenario, the fence will be at the bottom of the slope, and the owner of 16
7 standing in his backyard is going to look right down in 15 with really no slope
8 hindering his view. He might not care but the owner of 15 might.

9
10 **TRAFFIC ENGINEER MICHAEL LLOYD** – Good evening, Chair. Michael Lloyd
11 with Land Development. This was proposed by the Applicant. I see your
12 concern, so if you felt that was applicable and appropriate to put the wall at the
13 top of the slope, the Staff would support that, and we would recommend a
14 condition to reflect that.

15
16 **CHAIR BARNES** – We'll save that for the deliberation portion of our comments.
17 I have no other questions. Anyone else?

18
19 **COMMISSIONER SIMS** – I do.

20
21 **CHAIR BARNES** – Commissioner Sims.

22
23 **COMMISSIONER SIMS** – What does the...there will be....I guess my question is
24 there will be an HOA on this development, these 16 lots?

25
26 **ASSOCIATE PLANNER JEFF BRADSHAW** – There are no common areas,
27 other than the basins that would require an HOA but, but City requirement, the
28 HOA has to be established because of the water quality basis?

29
30 **COMMISSIONER SIMS** – And so what would be the limit and scope of what the
31 HOA would control within the 16 lots? Just the water quality basins
32 maintenance?

33
34 **ASSOCIATE PLANNER JEFF BRADSHAW** – That's correct.

35
36 **PLANNING OFFICIAL RICK SANDZIMIER** – For a little bit of clarification, in the
37 Staff Report, we actually....the HOA has not yet been established. It would
38 predominantly be for the water quality treatment basins, but one of the things we
39 might want to work with the Applicant on is the common-area walls, particularly
40 the perimeter walls and any other things that might be of interest to the Applicant
41 to explore. We did write into the Staff Report that it would be at the discretion of
42 the Applicant at this time, but it is not that we don't want to talk about it. If there
43 is some interest of the Commission, we would be interested to hear back from it.
44 I believe the common-area maintenance that is done, particularly for the exterior
45 walls, the perimeter walls. If they are done consistently, it has a better image for
46 the city. If we allow each of the individual homeowners on the walls and fences

1 to take care, there is a likelihood you could get some inconsistencies, which we
2 do see around town today, so in the long haul, I'm looking for ways to improve
3 that.

4
5 **COMMISSIONER SIMS** – And this is probably more a question of the developer,
6 rather than the Staff, but the R5 is directly to the south of this. I guess that would
7 be to the south of this. Why wouldn't an R5 be appropriate for development of
8 this property? I guess, in my opinion, if this is.....and I don't know if this is in the
9 overlay for the.....what did we call that with the animal keeping.....

10
11 **COMMISSIONER LOWELL** – The PAKO.

12
13 **COMMISSIONER SIMS** – The PAKO, yeah, that's it.

14
15 **ASSOCIATE PLANNER JEFF BRADSHAW** – It's outside of that area.

16
17 **COMMISSIONER SIMS** – It's outside of the PAKO, so in 2020, I don't know if
18 there is really animal keeping, so this is kind of a square peg in a round hole type
19 of thing. I just speak from experience living on a half-acre parcel of my
20 development that has been out there. Probably 90% of the homes do not have
21 yards. A half acre is a lot of property to try to maintain and, to me, when you
22 distinguish in my neighborhood where our houses are, in comparison to the
23 Richmond American Homes that went in several years after our development
24 went, they downsized. They went in through a Change of Zone and went to
25 third-acre lots, and they have an HOA that requires all the front yards to be
26 maintained, and it is a significantly better development; much, much better. The
27 house prices are higher. The feel, the look of the houses, and the streetscape is
28 much, much better. So, anyhow, long story short, I'm not opposed to a half acre,
29 but it just seems this is.....I don't know, just because it's R2 doesn't mean it's the
30 right thing for the city to have more R2 where it's hard to maintain and meet a
31 pricing point for a developer.

32
33 **PLANNING OFFICIAL RICK SANDZIMIER** – I'd be happy to share some insight
34 on that. It may fall under the discussion on the project, but just risking that we
35 might go that far, I was going to tell you real quickly this is something that we did
36 consider as a staff. There is a nuance here that the General Plan Land Use
37 designation for this site is R5. It's the zoning designation for the site, which is
38 RA2, which is causing it to be developed at the two acres, the two dwellings per
39 acre. If the Applicant wanted to propose an R5-type development, it would
40 require a Zone Change. That wasn't a request, so we've just reacted to the
41 Applicant's interest, and we've processed it because it is consistent with the
42 zoning, but there could be an option, it would just require another phase. You'd
43 have to go through the Zone Change. So if you want to talk about that in a little
44 more detail later, but I think we should probably open up the Public Hearing if
45 there is anybody that wants to speak on it or if the Applicant wants to come back
46 and maybe provide any input, so.

1
2 **CHAIR BARNES** – Fair enough. Let’s suspend our question-and-answer period
3 and open the Public Hearing. Do we have any members of the public wishing to
4 speak?

5
6 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Yes, we do. We have
7 Rafael.....

8
9 **CHAIR BARNES** – Brugueras.

10
11 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Brugueras.

12
13 **SPEAKER RAFAEL BRUGUERAS** – Thank you, again, Commissioners, Staff,
14 and our guests. I went by this two days ago because it is on Cottonwood, and
15 Cottonwood is a major street. It goes from east to west, and it is used constantly,
16 and the project is between Morrison and LaSalle, more towards LaSalle and,
17 finally, it is going to be occupied with homes. And I looked at the 20,000 half
18 acre, and I understand what Mr. Sims was talking about because I was talking to
19 the developer....or to the Applicant about that and one of the things that caught
20 my interest was the HOA because I know that Shadow Park Mountain, Hidden
21 Springs, Sunnymead Ranch, Moreno Valley Ranch, they have HOA’s, and they
22 are required to keep the front always, at least 80% of the front, with lawn; some
23 kind of décor, landscaping to make the property value stay up. And, it’s true,
24 when you have something too big, it gets harder and harder to maintain,
25 especially if you work outside of the city and you’ve got to drive all way and
26 you’ve only got the weekends, or you’ve gotten a little older and something
27 physical happened to you that you can no longer do it. Those are the things that
28 can happen in the future, and this is something that we talked about when we
29 had the village in Ironwood and how they wanted to keep it an acre or more, and
30 the developer wanted to have it at 7100 to about 17,000 square feet. That was
31 easy to maintain, less than 20,000. Okay? So I like the idea that it’s going to
32 have the drainage for the water. That caught my interest too but, what really
33 caught my interest was the HOA, holding the property owners responsible for
34 their front yards at least because it would have helped the neighborhood to grow.
35 You know, a half acre is beautiful because you can put your RV and all your toys
36 in the back. It’s a wonderful thing to have that space, but it is good to have
37 that.....also it is good to be responsible to that space and do let it, like we just
38 heard, all the front yards, it rains and mud runs off into the curb, into the street,
39 into the sewage. That’s what happens when you don’t have front yards and no
40 HOA. People do as they like or, what happened a few years ago, Jerry Brown cut
41 the water back and everything went to kaput in Moreno Valley. We don’t want
42 that. Let’s consider HOA and let’s build there because we do need that space to
43 be occupied with homes. Thank you.

44
45 **CHAIR BARNES** – Thank you, Mr. Brugueras. Any other speakers?
46

1 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – No, Sir.

2
3 **CHAIR BARNES** – The Applicant. Could he speak within the Public Hearing or
4 outside? Yeah, okay, go ahead.

5
6 **APPLICANT DAN WEBB** – Well, two things I want to say is, first of all, I really
7 want what is best for Moreno Valley. You know, I have a 20,000 square foot lot,
8 and it is a challenge to maintain. If there was some compromise where we could
9 come up with homes or, I don't want 7200 square foot homes, my wife, you
10 know, there's some mix. Like, you know, a third of an acre or quarter acre of
11 whatever you guys want. I'm super flexible. I just want to make the best houses
12 I can in Moreno Valley, so if you guys are interested in giving...letting me have a
13 smaller lot, that would also help on the...having the HOA is probably the scariest
14 thing in the conditions because having 16 people, which is a pretty small group to
15 maintain stuff, makes me a little bit nervous and spreading around those costs
16 over 16. If I could spread it out over, you know, I would pick the number 25 or
17 32; that would be a lot earlier. So I'm open to any ideas. I'm in no hurry. I want
18 the right project for you guys.

19
20 **CHAIR BARNES** – Thank you. With that, we will close the Public Hearing and
21 return to discussion/deliberation. Any questions? I've got a couple but
22 Commissioner Lowell.

23
24 **COMMISSIONER LOWELL** – I have a question. Landscaping along
25 Cottonwood. Who would be maintaining that? Is that City maintained, HOA
26 maintained?

27
28 **ASSOCIATE PLANNER JEFF BRADSHAW** – That is City maintained through
29 the Maintenance District.

30
31 **COMMISSIONER LOWELL** – Okay and the homeowners would pay into it, is it
32 through a tax, in addition to the HOA?

33
34 **ASSOCIATE PLANNER JEFF BRADSHAW** – They would be required to ballot
35 into an assessment district.

36
37 **COMMISSIONER LOWELL** – Thanks

38
39 **CHAIR BARNES** – Do you have a Zoning Map that shows surrounding.....

40
41 **ASSOCIATE PLANNER JEFF BRADSHAW** – Yeah and for some reason, when
42 you go to the slide, it decides to make it this postage stamp size. I'm not sure
43 why it's doing that. I have a print copy I can bring up to you, Chair Barnes.

44
45 **CHAIR BARNES** – Yeah. Well, cutting to the chase, I think what Commissioner
46 Sims might be referencing is appropriate, but I'd like some discussion of it.

1
2 **COMMISSIONER SIMS** – My sample size referencing is very unique to me
3 because I do live in a half-acre subdivision that was developed in the early 90s
4 and then we were out there for years and years and years and then Richmond
5 American came in, and they built probably 300 or 400 homes, 200 to 300,
6 whatever it is. And I remember the Planning Commission meeting, and the
7 developer came in, oh, we're going to put in....they wanted to downsize from the
8 R2 to, I think it was R3, to third-acre lots. It was...I think there were petitions
9 going around my neighborhood. All of my neighbors came in, and they were
10 upset, and they were just, "We want half acre." Well, anyhow, the City went
11 ahead and did the Change of Zone, and I could just....it's.....there's a lot of
12 things. It's not in the PAKO. This is not an area, you know, where's a person
13 going to ride a horse here. I don't know if there's a horse trail that goes...if the
14 trail system goes right through this property but, anyhow, this is kind of in a very
15 urbanized part of the city next to a fairly substantive street with Cottonwood
16 where there is a lot of traffic, so probably it's not an animal husbandry-type
17 neighborhood that you're going to see there. It's just going to be a big lot
18 neighborhood and, if the pricing point is tight, the developer is not going to be
19 able to build an estate-size house to justify the size of the lot. So, anyhow, I
20 could go on and on. The cost of the water to maintain it. The cost to build
21 the....to put in the plant materials and to maintain it and stuff. I don't know, it just
22 seems like.....and then the point with get a dominator bigger to justify the
23 expense of an HOA, I think there's a lot to that. I certainly am not opposed to the
24 project. As is, I would go ahead but I think, if the developer is willing to do a
25 Change of Zone, to do something with a third of an acre, something that is kind
26 of transitional to the R5 from the half acre to match the sizes of the...the east and
27 west sides, I think it would be a good project.

28
29 **COMMISSIONER LOWELL** – The City had an exorbitant amount of applicants
30 coming in front of us trying to cram the most amount of houses on the least
31 amount of space. We approved lots down to 4000 square feet in the
32 neighborhood next to me. I think it is a breath of fresh air that the developer is
33 trying to get some decent-sized lots in the middle of the city, and it fits with the
34 houses to the east and to the west. It doesn't fit with the north and south, but he
35 is not asking for a Zone Change, so I don't even think we should be talking about
36 it because he is asking for a Tentative Tract Map with 16 lots in it. We should
37 discuss what's in front of us, not what we wish they would do or think you should
38 do. I think we should just discuss what's in front of us.

39
40 **CHAIR BARNES** – I don't know. In previous meetings, we don't hesitate to say
41 what we think they should do.

42
43 **COMMISSIONER LOWELL** – But we're not going to be changing what's
44 presented in front of us. That's not even in our purview to change it from 16 lots
45 to something else.

46

1 **COMMISSIONER SIMS** – Yeah, but we could vote no if we don't like it.

2
3 **COMMISSIONER LOWELL** – Why would you vote no on a good project when
4 the Applicant wants it?

5
6 **COMMISSIONER SIMS** – But if it's not the right project, it's part of our job as
7 Planning Commissioners.....

8
9 **CHAIR BARNES** – He's just offered up the opinion that he is open to higher
10 density.

11
12 **COMMISSIONER LOWELL** – Tell me a developer that would not want the
13 flexibility to put 500 homes on one acre. Tell me one developer that wouldn't
14 want to do that. Any developer would like to get the most bang for the least
15 amount of buck.

16
17 **COMMISSIONER SIMS** – I refer you to the book *Basic Economics* by Thomas
18 Sowell. You read that. Market drives what market does.

19
20 **COMMISSIONER LOWELL** – Exactly.

21
22 **COMMISSIONER SIMS** – So I heard the developer say it's tight. We're probably
23 going to see dirt sit out there because this is tight and it might be.....

24
25 **COMMISSIONER LOWELL** – Try and buy a house in the city right now. They
26 are \$400,000/\$500,000 right now. I say let's see what happens. He wants to put
27 16 houses on it. Let's do it.

28
29 **VICE CHAIR KORZEC** – I totally agree. I think...I'm looking at the big picture.
30 We're bringing new industry in. We're trying to attract new people.

31
32 **COMMISSIONER LOWELL** – This is where the CEOs of the Amazon too could
33 live.

34
35 **VICE CHAIR KORZEC** – Exactly. You've got it but, for myself, if I had a choice
36 right now of buying a home with a bigger lot or where I live, I would buy the home
37 with the bigger lot. Some of us come here from parts of the country where you
38 have acreage and you come to California and you live like this and the houses
39 are so close. It is hard to buy homes in this area at a reasonable price that have
40 acreages and lots that are bigger.

41
42 **COMMISSIONER LOWELL** – My house is 10 feet away from my neighbors on
43 each side and 30 feet away from my neighbor in the back. The last two nights of
44 the World Series, I can hear which neighbors are Astros fans and which
45 neighbors are Dodgers fans. They are screaming and yelling and hollering. I

1 don't like that anymore. I want to have a little bit of space. This guy wants
2 space, I say let's vote on it.

3
4 **COMMISSIONER SIMS** – I understand. We have voted for things that, you
5 know, piling 10 houses on what should be...like the stuff that's going in across
6 from the Kia or whatever. I mean, those are private streets, townhouse attached
7 lot, so that's a market driven thing. The developer thinks he can get that knocked
8 out. All I'm saying is the half-acre lots in my particular neighborhood have never
9 achieved the pricing that they should achieve, and they never will because when
10 you drive through the neighborhood 50% plus, probably closer to 80% of the lots,
11 look like Mead Valley because nobody can afford to maintain it, and there isn't an
12 HOA there to enforce it and so if you want to....

13
14 **COMMISSIONER LOWELL** – Why did this Planning Commission

15
16 **COMMISSIONER SIMS** – If you want to have dirt in your front yard, move to
17 Mead Valley.

18
19 **COMMISSIONER LOWELL** – Why did this Planning Commission vote down the
20 project off of Nason and Ironwood? Because it wasn't the right fit. It was too
21 small of lots. We have a person wanting to put larger lots in the neighborhood
22 that's zoned for larger lots. He doesn't want to change the zoning. He wants to
23 put a project in that fits with the zoning, with the neighbors, and we're arguing
24 that he should change it. It doesn't make sense.

25
26 **CHAIR BARNES** – But the same arguments we were using in previous projects
27 because of the high density north and south, you could make the same argument
28 in this case that it is not appropriate.

29
30 **COMMISSIONER LOWELL** – I'm saying he doesn't want to change anything.
31 He just wants a Tentative Map. I'm saying why are we talking about it?

32
33 **CHAIR BARNES** – I didn't hear him say that.

34
35 **COMMISSIONER SIMS** – I heard...I have a package in front of us but....

36
37 **CHAIR BARNES** – Yeah....

38
39 **COMMISSIONER LOWELL** – So we're not here to tell him what he should or
40 shouldn't develop.

41
42 **COMMISSIONER SIMS** – We're not doing that.

43
44 **COMMISSIONER LOWELL** – We're getting way off topic here.
45

1 **CHAIR BARNES** – Well I don't know that we are. I think it's part of the area of
2 our purview to discuss opportunities for each project.

3
4 **COMMISSIONER LOWELL** – He is not arguing anything. He's not asking us for
5 anything special. I don't think that we should grab ahold of trying to design
6 something that's not in front of us. We're not here to design.

7
8 **CHAIR BARNES** – I know. I think we're here to....

9
10 **COMMISSIONER LOWELL** – Had he come in front of a Design Review
11 Committee and say I want to put 32 houses on here that's a whole different
12 ballgame, but he's not asking for that. He's open to the idea and if he wants to,
13 after tonight's meeting drop this case and reapply for a Change of Zone, that's a
14 whole different conversation, but what's in front of us tonight is a Tentative Tract
15 Map. I think we should vote on it as it stands. Nobody out there has discussed
16 any change or any argument of anything.

17
18 **COMMISSIONER SIMS** – I don't disagree. I just wanted to get my two cents in.

19
20 **COMMISSIONER LOWELL** – He is trying to make us earn our stipends.

21
22 **COMMISSIONER SIMS** – But he spent a lot of money getting it to where it's at,
23 so.....

24
25 **COMMISSIONER LOWELL** – Exactly.

26
27 **COMMISSIONER SIMS** – It is what it is.

28
29 **COMMISSIONER LOWELL** – We can armchair engineer for days.

30
31 **CHAIR BARNES** – Well, does someone want to make a motion?

32
33 **COMMISSIONER LOWELL** – I will gladly make a motion. How do you want to
34 do it with the new system? I need to state the motion first?

35
36 **PLANNING OFFICIAL RICK SANDZIMIER** – You should state motion. I think
37 the one thing you might want to include in the motion, if you haven't remembered
38 that, is the change to that one condition.

39
40 **COMMISSIONER SIMS** – Now, we have a motion A1,2 and B1. Do I read them
41 individually or just make a motion for the Resolution?

42
43 **CHAIR BARNES** – The Resolution is enough, right?

44
45 **COMMISSIONER SIMS** – The Resolution is okay?

46

1 **ASSISTANT CITY ATTORNEY PAUL EARLY** – You can read the whole thing if
2 you like. I've often recommended for brevity, you can just recommend the first
3 part before the colon on A and on B. You want to do both of those, at least that
4 much.

5
6 **COMMISSIONER SIMS** – I would like to make a motion to approve Resolution
7 No. 2017-34 and approve Resolution 2017-35 with the Conditions of Approval as
8 recommended tonight.

9
10 **VICE CHAIR KORZEC** – I second.

11
12 **CHAIR BARNES** – I have a question on the amended conditions. What does
13 that include? What have we amended?

14
15 **ASSOCIATE PLANNER JEFF BRADSHAW** – In Condition P9, we would be
16 deleting the reference to the document to convey title. We would delete that from
17 that condition.

18
19 **CHAIR BARNES** – Alright. I would....

20
21 **PLANNING OFFICIAL RICK SANDZIMIER** – It's line A. For the record, it's line
22 A of that Condition.

23
24 **CHAIR BARNES** – If I want to propose another amendment to the conditions, is
25 that an alternate motion or how do we do that?

26
27 **ASSISTANT CITY ATTORNEY PAUL EARLY** – It would be an alternate motion
28 unless you could convince the mover to add it to his original motion.

29
30 **CHAIR BARNES** – Ah, I haven't been able to convince him of anything else
31 tonight, but I'll put it out there. I would also like to add a condition requiring the
32 slope between lot 16 and 15 to be moved to the south so that the top of slope is
33 on the property line, not the top of the slope.

34
35 **COMMISSIONER LOWELL** – I do agree with that. Would that be a Lot Line
36 Adjustment to move it over, or would the slope be moving?

37
38 **CHAIR BARNES** – No, we'd just....

39
40 **ASSOCIATE PLANNER JEFF BRADSHAW** – That would be....

41
42 **CHAIR BARNES** – Just revise the Grading Concept to put the slope on the other
43 side of the line, right?

44

1 **TRAFFIC ENGINEER MICHAEL LLOYD** – That’s correct. It would be a plan
2 check comment once we move forward with the project, and we would relocate
3 the slope, so that the property line could stay as shown.

4
5 **COMMISSIONER LOWELL** – Okay, so would I make a condition on that or how
6 would I do that?

7
8 **ASSISTANT CITY ATTORNEY PAUL EARLY** – No, you just state that you’re
9 moving with the conditions that we have just set forth.

10
11 **COMMISSIONER LOWELL** – Okay, I would like to amend my motion to include
12 the condition set forth by Chairman Barnes.

13
14 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Do you still have a second for
15 that?

16
17 **VICE CHAIR KORZEC** – Yes.

18
19 **CHAIR BARNES** – Having a motion and a second, please vote. The motion
20 carries 5-0.

21
22
23 Opposed – 0

24
25
26 **Motion carries 5 – 0**

27
28
29 **PLANNING OFFICIAL RICK SANDZIMIER** – This is an action taken by the
30 Planning Commission, which is an appealable action. If there is any party that
31 feels that they want to appeal this, this is a Subdivision Map, so it has a 10-day
32 appeal period. The appeal should be directed to the Director of Community
33 Development, and it would be scheduled to go before the City Council for a
34 hearing within 30 days, if such an appeal is filed.

35
36 **CHAIR BARNES** – Thank you, Rick. Commissioner Sims.

37
38 **COMMISSIONER SIMS** – I don’t disagree Brian at all with your statement that
39 we should vote for what we did. I think we all made a good decision on this, but I
40 do want to just say I do think it’s right for us to have this kind of conversation,
41 especially on something like this where a developer could decide after he hears,
42 oh, I may want to do something before he moves forward. Also, it provides, if
43 anybody is listening out there, they could provide input into future projects, and
44 also it could be a message to the City Council in making considerations in things
45 like that. So, the discussion, I don’t think may be off point, per say, because
46 we’re not going to change the conditions; say, oh no, we want you to put in three

1 lots there or whatever or houses to the acre. But I think, for the record, to create
2 the deliberation on some things for potential forward change is worth the effort.

3
4 **COMMISSIONER LOWELL** – Yeah, I agree, and I understand. I kind of had a
5 feeling that we were going down a way of not approving this project because we
6 wanted to force them to do a Zone Change, and I was just trying to pull us back
7 on point, but I completely agree, and I completely understand.

8
9 **COMMISSIONER SIMS** – There’s always battles to win wars.

10
11 **CHAIR BARNES** – Waxing philosophical. That a boy. Alright, moving onto
12 Case 2, PEN17-0115. Applicant is the City of Moreno Valley. Good luck getting
13 this approved.

14
15
16
17
18 2. Case: PEN17-0115
19
20 Applicant: City of Moreno Valley
21
22 Owner: City of Moreno Valley
23
24 Representative: Community Development Department
25
26 Location: City-wide
27
28 Case Planner: Claudia Manrique
29
30 Council District: All
31
32 Proposal: A City-wide Municipal Code (Title 9)
33 Amendment addressing Land Use Regulations
34 for Accessory Dwelling Unit (ADU) (formerly
35 Second Dwelling Units) to ensure compliance
36 with new State of California laws.
37
38
39
40

41 **STAFF RECOMMENDATION**

42
43 Staff recommends that the Planning Commission **APPROVE** Resolution No.
44 2017-33 and thereby:
45

- 1 1. **FIND** that PEN17-0115 (Municipal Code Amendment for Accessory
2 Dwelling Units) qualifies for a Statutory Exemption in accordance with
3 CEQA Guidelines, Section 15282(h) and;
4
- 5 2. **RECOMMEND** that the City Council approve the proposed amendments
6 to Title 9 of the City Municipal Code, PEN17-0115.
7

8
9 **PLANNING OFFICIAL RICK SANDZIMIER** – That’s what I was going....I was
10 hoping you weren’t going to say that, but this is a City-initiated change to the
11 Development Code and Claudia Manrique, our associate planner, will be making
12 the presentation.
13

14 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – Good evening. This is a City-
15 wide Municipal Code Amendment to Title 9, addressing what was formerly known
16 as the second dwelling unit. SB1069 and AB2299 were approved last year in
17 September and became effective in January of this year. Both bills renamed
18 second dwelling units to accessory dwelling units, also known as ADU’s. Staff
19 proposed to amend the existing ADU Ordinance in order to comply with State
20 Law. Currently any ADU’s that come in would be processed under the State
21 Regulation and this is until Moreno Valley updates its Ordinance. There are a
22 few of the proposed changes that are going to the Section 9.09130, the three-
23 dwelling section unit now. We’re adding some definitions. This includes some
24 cleanup of the permitting processing. We have some Development Standards
25 for efficiency units of some added restrictions for fire safety, along with some new
26 parking requirements. Major changes, besides the name title to accessory
27 dwelling unit, is adding two definitions to both the section of ADU’s as well as the
28 definition section of the Code. Accessory dwelling units can be either attached or
29 detached and must include sleeping areas as well as a kitchen and sanitation.
30 Efficiency unit is new. It is only in attached units. It has a minimum square
31 footage of 150, so it’s rather small. It can have small bathroom facilities and
32 does not need to have a full kitchen. The State has opted to give residents who
33 are developing at ADU some exemptions from parking. There are five of them.
34 This is...will help with units that are near transit stops as well as ones that are
35 potentially near car sharers. Some of the additional requirements that are being
36 addressed in tonight’s proposal is the maximum size is 1200 square feet.
37 Attached ADU’s cannot be greater than 50% of the existing space. ADU’s are
38 permitted on single-family lots as well as multifamily lots with existing single-
39 family homes. Existing accessory structures may be converted to an ADU. This
40 proposal is exempt under CEQA, and Staff recommends approval of Resolution
41 2017-33. It finds that the proposed amendment is exempt under CEQA Section
42 15282H and recommends that the City Council approve the proposed
43 amendments to Title 9. Thank you.
44

45 **PLANNING OFFICIAL RICK SANDZIMIER** – If I may, Mr. Chairman. I want to
46 just add a little bit of additional background. The reason this is before us this

1 evening is not because the City itself wanted to come up with some new
2 standards for second units or accessory dwelling units, this is really forced on us
3 by the State. The State, as you have probably read over the last year and even
4 years before that, has been looking at ways to facilitate and to remove obstacles
5 for making it easier for people to get access to housing. The accessory dwelling
6 unit is considered to be an opportunity for people who are looking for what might
7 be affordable housing opportunity to do that as well. The accessory dwelling unit
8 is the same thing as a second dwelling unit. We had in our Ordinance before
9 where it can be rented out to somebody else. You still have to have the primary
10 owner of the site either residing in the accessory dwelling unit or in the primary
11 home, so you have to have the property owner on the site, but the reason for the
12 second unit is to possibly generate some revenue so that that homeowner, the
13 property owner, can actually generate some revenue. I will say that the
14 accessory dwelling unit standards were somewhat derived from really a Northern
15 California focus, and so a lot of the focus seems to be on smaller compact
16 developments that are closer to transit opportunities that don't necessarily need
17 parking requirements. The parking allowances that are in this are a pretty
18 significant change. Pretty much any unit that comes into the city is probably
19 going to be in one of those categories and may be able to request relief from the
20 parking requirement, and we just want you to know that it is not because we want
21 to give away the parking requirement. We are going to be forced to actually do
22 that because we have to comply with the State Regulations. The other thing I
23 want to point out is you may recall that this second dwelling unit or accessory
24 dwelling unit topic did come up a while back and, as Claudia has pointed out in
25 the presentation, the State Law was actually being crafted back in 2016. It was
26 actually approved in, I think, September 2016, and it went into effect in January
27 of this year. During that time, the City Council was interested in possibly getting
28 a study session on accessory dwelling units for various reasons; a lot of other
29 things going on. That study session with the City Council never took place and
30 so, instead of holding off and not updating our Ordinance because our Ordinance
31 does need to comply with the State Regulations, we have moved forward with
32 making the change to our Code to just make sure that we are compliant with the
33 State Regulations. The item before you, I'm not sure that Claudia pointed out in
34 the Staff Report, is that your action tonight is in an advisory capacity because this
35 is a change to the Development Code, which ultimately requires City Council
36 action. So, after your action this evening, we will be taking that recommendation
37 forward to the City Council for the final action.

38
39 **CHAIR BARNES** – Thank you, Rick. Anybody have any questions?

40
41 **VICE CHAIR KORZEC** – I do. Does this relate in any way to these rentals that
42 people do online for like you can use somebody's apartment for a week or two
43 weeks and how does that affect a neighborhood, rather than a person being
44 there over long-term?

45

1 **PLANNING OFFICIAL RICK SANDZIMIER** – It does not fall under the category
2 of like an Air B&B...

3
4 **VICE CHAIR KORZEC** – Yeah.

5
6 **PLANNING OFFICIAL RICK SANDZIMIER** – Where people are doing short-term
7 rentals or renting the rooms on a short-term basis. That’s not the intent. I did talk
8 with our Finance Staff this afternoon about that particular topic. We don’t have
9 any regulations with regard to that topic, but this is not something that we think is
10 in that realm at this point.

11
12 **CHAIR BARNES** – Commissioner Sims.

13
14 **COMMISSIONER SIMS** – For context purpose, how many of the secondary units
15 are processed through the City prior to this change? Is it a little, a lot, on an
16 annual basis, perhaps?

17
18 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – I don’t have an exact number
19 but approximately two to three a year, not too many.

20
21 **CHAIR BARNES** – What differentiates an efficiency unit from somebody who is
22 renting out a bedroom to a college student?

23
24 **PLANNING OFFICIAL RICK SANDZIMIER** – The distinction would be the
25 efficiency unit does have to have at least a partial kitchen and a bathroom facility
26 that is for that particular unit itself; where somebody could be renting a room,
27 may be actually using the kitchen facility or the bathroom that is part of the main
28 house. That would be one clear distinction. The efficiency unit, if it is treated as
29 an accessory dwelling unit, I believe, correct me if I’m wrong Claudia, cannot
30 have a direct access to the primary residence. It has to have its own entrance.
31 Whereas, somebody who is renting a room, can go through the regular front door
32 and any other door into the house, and so there is no distinction there. That’s
33 two things or at least three things.

34
35 **CHAIR BARNES** – Okay and then something caught my eye about the written
36 agreement with the City that is required when I guess an applicant applies for an
37 accessory dwelling unit or an efficiency unit, what’s the...what’s the purpose of
38 that agreement? What is it stipulating?

39
40 **PLANNING OFFICIAL RICK SANDZIMIER** – That agreement is actually being
41 carried forward in our current regulations, and it basically is a contract, so to
42 speak, almost where we know that the Applicant is acknowledging that these are
43 the requirements for having this second unit consistent with our Municipal Code.
44 We think that is important to continue to have. It’s not a requirement of the State
45 Regulations. It’s something that is actually being carried forward from our current
46 regulations.

1
2 **CHAIR BARNES** – Okay, alright. I was just curious where that came from.
3 Okay, Commissioner Sims.

4
5 **COMMISSIONER SIMS** – Yeah, I noticed when I was reading through the
6 materials that it appears that there is a....if somebody wanted to convert a
7 garage into axillary.....

8
9 **CHAIR BARNES** – Efficiency unit.

10
11 **COMMISSIONER SIMS** – Efficiency unit, let's say, because it would be attached
12 to the house. How does the City handle that? I mean is there....through the
13 administrative plan check process, there would be a requirement for a carport or
14 some kind of other thing to replace the covered parking that was already
15 designated for the single-family residence that had that?

16
17 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – The State doesn't allow...if it's
18 going to be an attached unit, we can't place any parking requirements on the
19 project or any additional parking so.....

20
21 **COMMISSIONER SIMS** – You said if it's going to be what kind of a unit?

22
23 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – Attached. Detached still has
24 the requirement of one parking space per bedroom unless it meets one of the
25 five exemptions, which they need to provide with their application. So if they
26 came in and said, we're within a half mile of a bus stop, they need to show us
27 what distance and what bus stop they would be using.

28
29 **COMMISSIONER SIMS** – So when somebody would come over and say I'm
30 going to convert my two-car garage into whatever this 450 square feet or
31 whatever it is attached, the largest could be, probably not a whole garage, a
32 garage bigger than that, I'm not sure off the top of my head but, anyhow, long
33 story short is that would have to go through the Title 22 calculations for the air
34 conditioning and all that kind of stuff. It couldn't just be close up the front garage
35 door, wall that in, and.....

36
37 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – Right. It would need to come
38 in as Administrative Plot Plan, so Planning would be reviewing what the new
39 elevation would look like as well as going through the building process.

40
41 **COMMISSIONER SIMS** – And this, this, I mean I'm not against this, but it seems
42 like there is the potential....what was the prior thing when you have to have
43 three, three onsite parking. I think you better codify that pretty quick; otherwise,
44 this is going to be challenging potentially but, if there is only two of them a year or
45 something like that....

1 **CHAIR BARNES** – Anything else?

2
3 **COMMISSIONER LOWELL** – How is the distance to the nearest parking or
4 nearest public transit station measured? Is it straight line or is it as you...along
5 path of travel?
6

7 **PLANNING OFFICIAL RICK SANDZIMIER** – I actually went to training on this
8 one. It's really ambiguously defined. A lot of the cities are very concerned about
9 the way the State wrote the regulations because it just says you have to be
10 approximated to transit. If somebody wanted to come in and make an argument
11 that is to a bus stop or to a transit stop or somebody could also come in and say,
12 no, that's just proximity to a bus line, and it happens to be a bus line that runs
13 through my neighborhood, and I want to make that argument. We're asking that
14 the Applicant be required, and that's one of the things Claudia was touching on
15 was, we're going to make it a requirement of the Applicant to demonstrate to us
16 how they are meeting any of those five criteria, and so we hope that is going to
17 give us a little bit more opportunity to evaluate that circumstance and discuss it
18 with the applicant's and maybe, over time, the state will actually make some
19 clarifications on that but, right now, it's a very grey area. I'm sorry. I cannot give
20 you a definitive answer on it.
21

22 **COMMISSIONER SIMS** – Okay.
23

24 **CHAIR BARNES** – Building on what Commissioner Sims was saying,
25 hypothetically, what's the difference between a guy who comes in and says I
26 want to add an efficiency unit by converting my garage to two bedrooms or
27 whatever and a guy who comes in and says I want to convert my garage to two
28 bedrooms? Is either process acceptable or does he have to use the "E" word
29 and then he has to sign the contract with the City and all these regulations come
30 into play or he can just do a building modification and end up with the same
31 physical product but not the criteria that comes with calling it an efficiency unit?
32

33 **PLANNING OFFICIAL RICK SANDZIMIER** – If he wants to consider it, instead
34 of calling it an efficiency unit, let's call it an accessory dwelling unit because an
35 efficiency unit is a form of an accessory dwelling unit, so the accessory dwelling
36 unit will have to have the standards. It has to have its own entry and own
37 entrance to the living unit. He will have to come in and go through all the
38 Building and Fire Codes and has to be established as a unit that has a bathroom
39 facility and at least a partial kitchen. That'll be confirmed instead of just
40 converting it to two bedrooms. If somebody just wanted to come in and convert
41 the garage to two bedrooms, they are going to be held to the requirement that
42 they do have to replace the parking that's required for the unit. That's going to
43 be automatic. I'm sorry. It's going to be an automatic requirement to replace the
44 parking if it is an addition of bedroom space but, if it is an addition of an
45 accessory dwelling unit and they can satisfy one of the other five exemption
46 criteria, then the parking may not have to be replaced but, if it is just adding

1 bedrooms, they are going to have to replace the parking. I don't know if that's
2 coming across clear or not.

3
4 **CHAIR BARNES** – Well, maybe I'm not understanding all of it. It seems like
5 there is this huge grey area between a guy making improvements and not calling
6 it an efficiency unit or, whatever the term was, and a guy who does and I'm
7 just....

8
9 **COMMISSIONER SIMS** – I think the distinguishing characteristic between the
10 efficiency unit and a conversion of your garage to two bedrooms is the fact that, if
11 he wants to get the efficiency unit approved, he has to have a separate entry into
12 the property and it has to have its own.....

13
14 **COMMISSIONER LOWELL** – Kitchenette.....

15
16 **COMMISSIONER SIMS** – Kitchen and little kitchenette and a bathroom, so, so
17 and then he can....then that owner can then, if he can meet the exemptions for
18 the parking, wiggle out of the replacement of the garage parking. If he wanted to
19 just come in, and I have a two bedroom house, and I'm going to have two more
20 kids, and I need four bedrooms and I'm just going to put....make my garage into
21 two more bedrooms. He's not going to have....and he goes through....doesn't
22 just do it on the weekend job and comes in and permits it, then he is going to
23 have to go build a carport of whatever the City requires for replacement of the
24 covered parking.

25
26 **CHAIR BARNES** – It seems like an odd circumstance that has the potential for
27 some unintended consequences but we're here to just advise, and I don't think
28 that in the long-run it matters that much. So, any other questions? Does
29 somebody want to make a motion?

30
31 **COMMISSIONER SIMS** – I'll make a motion. Let me find it here real quick.
32 Being that this is a requirement of the State of California.....

33
34 **PLANNING OFFICIAL RICK SANDZIMIER** – Hold on, hold on. This does
35 require a Public Hearing.

36
37 **COMMISSIONER SIMS** – Oh, I'm sorry.

38
39 **CHAIR BARNES** – My apologies. The Chair has dropped the ball again. So,
40 having no further questions, I would like to open the Public Hearing. Do we have
41 a speaker?

42
43 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Yes, we do, Rafael
44 Brugueras.

45
46 **CHAIR BARNES** – Mr. Brugueras, please come forward.

1
2 **SPEAKER RAFAEL BRUGUERAS** – Thank you, Chair, Commissioners, Staff,
3 you know when you sit back there and you start listening to some of the
4 confusion that goes on, you’re going to have a lot of lawbreakers because it’s a
5 lot easier just to break the law and make it a two bedroom apartment and don’t
6 tell nobody. You’ll have those. Okay? Because if somebody is going to have to
7 go through what you just mentioned, the private entrance or remodeling the
8 garage and two bedroom and going through a carport and everything, they’d
9 rather just say thank you and walk away and just still do it, and I’ve seen plenty of
10 those, especially when you knock on peoples doors campaigning. You see who
11 opens the door and what door opens, so you have a lot of that, okay. So that
12 was a really tough one. Now, I like people to be able to build homes or another
13 dwelling place behind their existing home, but I never thought....I’m not thinking
14 of tract homes. I’m thinking of the R2’s, R3’s, R4’s, and R5’s because there are
15 plenty of them in Moreno Valley, and some of them may want to build a second
16 home, like one of the slides. Because the door was open today to that 10 acre,
17 20,000 square feet, he has the right. Those people have the right to build a
18 home in the back because, anything over 7200 square foot, you have the right to
19 pull a permit and see if you’re able to put a house in the back. So in one of those
20 slides it had a nice little blue house with green trimming and a brown fence, and I
21 looked at it and, I said, there it goes. A 20,000 square foot lot with a little house
22 on the back. That could happen on Cottonwood because we just agreed to it.
23 Mr. Sims, if he would have persuaded, and he did. He did persuade the
24 Applicant for a moment to go down a little smaller, okay? You know, one-third is
25 pretty big too, and he was being real honest about his neighborhood and some of
26 his neighbors. It would’ve been nice to see a one-third, maybe 25, 32 houses.
27 Ten thousand acres is a lot. I live on a 10,000 acre lot, and do you know how
28 much money it costs to cement that alone? That’s not counting a pool, or the
29 deck, or the carport, or the port in the back, nothing. That’s a lot of money, so I
30 hope that you approve this; not to see track homes but homes in the back
31 of....but people that have a lot of acreage so they can get a chance or if we could
32 have a chance to change someone’s mind for the better good of the City, we
33 should talk about that.

34
35 **CHAIR BARNES** – Thank you, Rafael. Alright, any other speakers? It doesn’t
36 appear so. It’s very empty out there. With that, we will close the Public Hearing.
37 Now, would we like to deliberate, make a motion?

38
39 **COMMISSIONER SIMS** – Well, I would say this is an unfunded mandate from
40 the State of California to create more Code Enforcement work for our fine City
41 Staff but, so be it, but its legislation so you have to do what you have to do, so
42 I’m willing to make a motion to approve it. I think it’s pretty....I think Staff did a
43 good job. It’s pretty thoughtful and adjusting the 1250 to 1200, I think they dotted
44 the “I’s” and crossed the “T’s” on this thing to fit, at least the spirit of what the
45 State has mandated.

46

1 **PLANNING OFFICIAL RICK SANDZIMIER** – So the motion when it is made, if
2 he is making a motion, would be a recommendation to the City Council to
3 approve it because you guys won't be the approval body.

4
5 **COMMISSIONER SIMS** – So I don't know if there is any other deliberation but
6 I'm willing to make.....

7
8 **VICE CHAIR KORZEC** – I'll make the motion.

9
10 **CHAIR BARNES** – Anyone want to second?

11
12 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Is that a motion to approve both
13 the Resolutions before you?

14
15 **COMMISSIONER SIMS** – Yes, I would recommend the Planning Commission
16 approve...recommend approval of the Resolutions that are under consideration
17 here and for City Council approval for consideration.

18
19 **COMMISSIONER BAKER** – I'll second.

20
21 **CHAIR BARNES** – A motion from Commissioner Sims. A second from
22 Commissioner Baker, so let's vote.

23
24 **VICE CHAIR KORZEC** – I don't have a voting thing.

25
26 **CHAIR BARNES** – Oh, hit your...bear with us.

27
28 **COMMISSIONER LOWELL** – So, for clarity, we're motioning to approve the
29 Resolution PEN17 or 2017-33....

30
31 **CHAIR BARNES** – Oh, in that case, I'll vote. All votes have been cast. The
32 motion carries 5-0. Do we have a wrap-up?

33
34
35
36 Opposed – 0

37
38
39 **Motion carries 5 – 0**

40
41
42
43 **PLANNING OFFICIAL RICK SANDZIMIER** – The item before you is a legislative
44 action, which requires a City Council as the ultimate approval of authority on this.
45 Your recommendation will be carried forward to the City Council for that action.

1 We don't yet have a date set, but we do expect it will probably be before the end
2 of the year.

3
4 **CHAIR BARNES** – Thank you, Rick. Next on the Agenda, Other Commission
5 Business. Do we have any Other Commission Business?
6

7
8 **OTHER COMMISSION BUSINESS**
9

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – No, there is no other Commission
12 Business. Sorry.
13

14 **CHAIR BARNES** – There is no other Commission Business. Staff Comments?
15

16
17 **STAFF COMMENTS**
18

19
20 **PLANNING OFFICIAL RICK SANDZIMIER** – Yes, thank you, Chair Barnes.
21 Looking at the lightness of the Agenda tonight, but we've had a lot of discussion,
22 I did put together a few slides just to kind of bring the Commission up to speed
23 on the activity that's been going on in the city over the last year. It'll take me a
24 few minutes and, if you want me to go faster, I'll be happy to do so. There's no
25 action to be taken on this particular presentation this evening. It's really for
26 information purposes since we haven't met in a couple of months, and there's
27 been a lot of activity going on in the city. People at home watching might enjoy
28 seeing this as well. It gives a flavor of what we're pretty proud of here at the city
29 in terms of the economic development and activity we've been generating. Okay,
30 so as an activity overview, what I'm going to cover is residential development,
31 commercial development, and some industrial development, building major
32 permits that have been issued. We issue lots of minor permits every day, so I'm
33 not counting all those. These are really kind of the major ones that you see out
34 there. Residential units, 218 residential permits have been issued in the last
35 year. The commercial permits are 37. I apologize, the slide, I think it got
36 reformatted when we put it up here. Hotels, we've permitted one, but we've got
37 three other ones in the works that we hope to have permitted very soon. And
38 then industrial development, these are the large-scale industrial, developments
39 that we've had. We've had two major projects permitted. On the residential side,
40 this is an example of some of the phases of where the construction is. This is a
41 Lennar development up at Pigeon Pass just north of the high school. Some of
42 those units are still in the framing stage. Some of them are in the closer to
43 completion with the finishes on the exterior, the roofing being put on, and I
44 believe that some of the units there are already close to putting in the
45 landscaping, so that development is moving pretty rapidly, and they are phasing
46 it in pretty nicely. Pacific Communities has some completed homes in the area.

1 RSI also has some completed homes,so we've got some of the people already
2 moving into. I think that image on the right shows the completed homes with the
3 front yard landscaping and one of the units with the garage door open shows the
4 people have already moved in. A while back, the Commission had asked some
5 questions about the landscaping in the new homes. I hope that this is better than
6 what we had seen the last time we brought this. It still may look a little bit sparse,
7 and I did get some questions asked about some of the recent projects that we've
8 signed off on the landscaping. We're still trying to follow a drought-tolerant
9 landscaping, but the planting materials that are being planted here are supposed
10 to be faster growing and hopefully, over a short period of time, they will fill in. So
11 it may look sparse, but the idea is to make them more robust, and I've been
12 working with the staff to make sure that we are encouraging the residential
13 builders to, now that we're not in a drought condition, be thinking of maybe some
14 more attractive landscaping. Just, overall, those 218 units are represented by
15 several homebuilders. We've got RSI out there, KB Homes, Lennar, Frontier,
16 Pacific Communities, and Metric Homes. So we're not just attracting one, we're
17 attracting multiple homebuilders. New residential projects that are not yet in
18 construction but have been before you as a body or one that are currently
19 pending. This is the number of homes that you guys have looked at, Mission
20 Pacific was the Legacy Park project, Rocas Grandes, Bella Vista, Chara Villa,
21 were all apartment projects. And then the bridge development, which is the
22 current proposal on the Moreno Valley Ranch Golf Course. They are looking at
23 about 416 units on the driver range that is still going through the process and
24 should be becoming before you in the next few months we hope. Commercial
25 and retail development, you may have heard our Economic Development Team
26 touting the success we had with what is called the Quarter Project. The Quarter
27 Project is a mixed-use development of some sorts. It has a gas station with a
28 convenient store attached to it. It has two potential restaurant pads, one
29 multitenant building, and then the key on that site is two hotel sites, and one of
30 those hotel sites has already gone through the permitting process and the site is
31 currently being graded, and it shows the current grading activity. We're very
32 proud that we've been able to attract the new auto dealership. This is Hyundai,
33 which is getting close to opening. They haven't actually set the opening date, but
34 we think it will be may be before the end of the year, so that's what this one is.
35 On the commercial side, we also have continued development over in the Town
36 Gate area. The Town Gate Promenade area is the area close to where
37 Applebee's and Mimi's and Tilted Kilt and the new Aldi's market went it. Well,
38 right in that same parking lot, if you've been over there lately, you'll see this pad
39 that's being built on, and this will have three potential tenants in the future. We
40 know who two of the potential tenants are but, because they haven't actually
41 gone public, we don't want to say it in public and kind of spoil their thunder or
42 steal their thunder. In addition, just activity going on in all of our other shopping
43 centers at Canyon Springs Plaza, we've issued permits for a variety of new
44 businesses. We've got Country Inn & Suites, which is one of those new hotels
45 that we think is going to be going into construction here pretty soon. This is over
46 in the village area off of Sunnymead Boulevard right adjacent to SR60. It was

1 entitled many years ago, but they are now moving forward, and we think it's
2 going to be a nice attractive addition to Sunnymead. The Golden Corral is one
3 that I am, I guess, maybe going ahead of....I think this has been publicized so I
4 am putting it out there but Golden Corral is looking at another site along
5 Sunnymead Boulevard just west...or just east of Chuck E. Cheese. Moreno
6 Beach Plaza, we had a new AT&T store open in and another restaurant in the
7 Moreno Marketplace. Commercial activity that is not retail, we are seeing some
8 activity with medical-type uses, the Riverside University Health System. This is a
9 200,000 square foot medical office building, which has been approved in the
10 parking lot right next to the hospital. They are going through Planning Check,
11 and they've actually allowed us an opportunity to review the onsite development.
12 So that's good, and they are also going through the state architect for their
13 approval of their building. And then you guys saw recently the Main Street
14 Transitional Care Facility, which is a 90-bed facility, which was approved, was
15 entitled. They haven't come in yet for development, and we're not sure if they
16 are going to, but it's approved, so it's entitlement on the site, and we'll see what
17 happens with that. On the industrial side, we are still seeing continued
18 development for large-box logistic-type facilities. These images, or the one that
19 is right here close to the Civic Center right across the street, has been going up
20 pretty fast. It's a little over 600,000 square feet and then, just a little further east
21 of that, we recently brought a project before you by Core 5, this is a 99,000
22 square foot, almost 100,000 square-foot building, which is going through
23 Planning Check, so we see that they are going to be breaking ground pretty soon
24 also. In the south industrial area, I don't have any images of these, but you can
25 see the size of these developments that are progressing, going into construction,
26 is pretty significant and then last, but not least, the other stuff I was telling you
27 usually comes through our current Planning Group, and that's Chris Ormsby's
28 team. So he has been very active but, on the Advanced Planning Side, and I've
29 got Mark Gross here this evening. He has been equally busy and maybe even
30 more so in some regards with getting our Comprehensive General Plan off the
31 ground. We did release the RFP in October. We're expecting to get proposals
32 here November 9, 2017. We will be negotiating that contract and hopefully
33 issuing a notice to proceed right at the beginning of the year, and it is a very
34 aggressive schedule. It is tied to the Strategic Plan that the City Manager and
35 the City Council worked very hard at approving back in August 2016 and, in that
36 document, it targets the completion of the General Plan Update by August 2019.
37 So we are going to try and be very firm on meeting that deadline. In addition,
38 we've done some studies on Nason Corridor before, but the City owns about 65
39 acres of land at the corner of Nason and Alessandro. We were able to secure a
40 grant, which I think I've told this Commission in the past, it has taken a little bit of
41 time to go through the SKAG (Southern California Association of Government)
42 process to actually procure a consultant but that is in progress. We are actually
43 very, very close. Claudia has been working very hard and Mark is also involved
44 in that. Once we get the consultant started, they've given us a year to finish it
45 but, because of the information that will come out of it, it will be tied to the
46 General Plan Update. We are going to be pushing that to get done closer to like

1 a nine-month period of time. Also, we are happy to say that we've been able to
2 secure some additional outside grants. This one is about \$65,800 from Western
3 Riverside Council to Governments. The money was secured just a couple of
4 months ago, and we're now in the consultant selection process. The RFP will go
5 on the street, I think, within the next week. We hope to do that in a very timely
6 fashion and, again, because of the Healthy Community Study, we'll be feeding
7 into the health element that we're trying to develop in the General Plan. We want
8 to get that done also in a very timely manner, so I've put up here 9 months, and
9 that'll be a very aggressive schedule. I think that is my last slide. Maybe not.
10 I'm sorry. The last slide here is, in addition to the other work that we're doing
11 here for our own City, we have to monitor what goes on around us. And so, on
12 Mark's team, there's a lot of Notice of Preparation's that come in, EIR
13 documents, sometimes Mitigated Negative Declarations for projects that are
14 going on in the City of Riverside, the County of Riverside, the City of Perris,
15 March AFB, are the ones right around our border, but we don't stop there.
16 Sometimes, if we see something that is large enough that has the potential of
17 causing some impacts in our City, we'll actually comment on those as well and
18 there was recently one in the County of Riverside. Actually, I think it was the
19 County of San Bernardino, it might be, which is up off the 10 Freeway, just over
20 in the Beaumont/Cherry Valley area that we were looking at. If you've read in the
21 newspaper, it's a pretty large facility. Then we also track legislation, and we also
22 follow the CEQA regulations, and this is kind of a joint effort between both our
23 Advanced Planning and Current Planning Teams. So we're staying pretty busy.
24 What I didn't show up here was the amount of activity that comes through our
25 Development Services Center, and last year we continued to implement the
26 Simplicity System. The Simplicity System is our development tracking system
27 and our permitting system that is making our activities much more transparent,
28 so applicants can actually log on and see what's in the hopper. Hopefully, in the
29 future as that thing continues to grow, we'll actually be able to see how it is
30 progressing and where it is at and maybe even be able to see some of the
31 documents where we can load them up into the system, so that's been working
32 very well. With that, I will stop, and it is a nice evening. I know that some people
33 may want to get off to places. It's still an early hour, so.

34

35 **CHAIR BARNES** – Thank you, Rick. I appreciate all the info. It seems that a lot
36 is going on in the city, and that's a good thing.

37

38 **COMMISSIONER SIMS** – Do you make this presentation to the Council?

39

40 **PLANNING OFFICIAL RICK SANDZIMIER** – I have not. I don't want to take the
41 credit for this being my great idea. This was actually your Chairman who thought
42 that we could use some of the time on the Agenda this evening to make you guys
43 aware, so I appreciate Chairman Barnes asking me to make this. It actually
44 makes me feel good about what we're doing because sometimes we get lost in
45 the heat and you don't really realize how much is going on.

46

1 **COMMISSIONER SIMS** – Well, I don't speak for the other Commissioners, but I
2 think this is...I mean, as the sea rises, all the votes go up and so when you see
3 this kind of...that's significant activity, and I particularly like the whole medical
4 health thing. I think the city, I mean, I know we have our logistics stuff and all
5 that, but I really think that that's, you know, the economic development arm
6 should really hammer at trying to get as much as they possibly can and get as
7 much synergy out of that. Those are higher-skilled jobs and put a lot of people to
8 work, even with the care-facility type things. People need help and why not have
9 Moreno Valley provide that help. So, anyhow, I would think that it would be very
10 good to have the presentation made to the Council to let them know what's going
11 on. I mean, they probably already...they do know what's going on, but it's good
12 at the Council meeting. There's a little bit more notoriety and attendance and
13 whatnot so.

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15 **CHAIR BARNES** – Thank you, I agree totally. Anybody else?
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18 **PLANNING COMMISSIONER COMMENTS**

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21 **CHAIR BARNES** – Any wrap-ups? Alright.
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24 **ADJOURNMENT**

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28 **CHAIR BARNES** – Well, Staff, thank you very much. I appreciate your patience
29 and your help, and I guess, with that, we will adjourn the meeting until the.....
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32 **PLANNING OFFICIAL RICK SANDZIMIER** – Can I just add one thing? We are
33 going to have a meeting on November 9, 2017. It will be a very light Agenda at
34 this point, but we have one project that came in very fast. We're going to
35 process it. It has to do with repainting a building. It may seem kind of simple, but
36 we'll have one item on your Agenda. It's the large building down here at the end
37 of Veterans Way and Newhope so.
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40 **CHAIR BARNES** – Okay, Brian.
41

42 **COMMISSIONER LOWELL** – I'd like to wish everyone a Happy Halloween.
43 Halloween is Tuesday. If you're not here at City Council Chambers, make sure
44 you're out trick-or-treating and, if you are, be safe. Wear something light colored.
45 My kids will be out there. They look forward to it every year, so Happy
46 Halloween everybody.

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CHAIR BARNES – Thanks, Commissioner Lowell. Alright, we are officially adjourned until November 9, 2017, here in these chambers. Thanks everyone.

NEXT MEETING

Next Meeting: Planning Commission Regular Meeting, November 9, 2017 at 7:00 PM, City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

Richard J. Sandzimier
Planning Official
Approved

Date

Jeffrey Barnes
Chair

Date