

Community Development Department
Planning Division
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Moreno Valley CA 92552-0805
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May 23, 2008

State of California
Housing & Community Development
Attention: Steve Alexander
1800 3rd Street, Suite 430
Sacramento, CA 95814

Re: 2007 Annual Report of the Planning Commission

Dear Mr. Alexander:

Please find enclosed a copy of the City of Moreno Valley's Annual Planning Commission Report for calendar year 2007 approved on April 10, 2008. This Annual Report is submitted as required by the California planning law, Government Code 65400.

Sincerely,

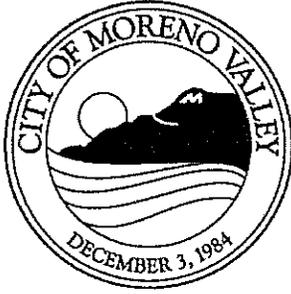
John C. Terell
Planning Official

HOUSING POLICY
DEVELOPMENT, HCD

MAY 28 2008

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Enclosure



*City of
Moreno Valley*

Planning Commission
ANNUAL REPORT
To the City Council

January - December 2007

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ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)

	DISTRICT	TERM EXPIRES
Charles R. White, Mayor	1	November 2008
William H. Batey II, Mayor Pro Tem	5	November 2008
Frank West	3	November 2008
Richard Stewart	2	November 2010
Bonnie Flickinger	4	November 2010

PLANNING COMMISSION (Appointed)

	TERM EXPIRES
Richard Dozier, Chairperson	March 31, 2009
Douglas Merkt, Vice Chairperson	March 31, 2009
Rick De Jong	March 31, 2011
Michael S. Geller	March 31, 2009
Bruce R. Springer	March 31, 2009
Maria Marzoeki	March 31, 2011
George Riechers	March 31, 2011

CITY MANAGER

Robert G. Gutierrez

DEPUTY CITY MANAGER

Rick Hartmann

COMMUNITY DEVELOPMENT DEPARTMENT

Kyle Kollar, Director

Planning Division

John Terell, ACIP Planning Official
Darisa Vargas, Senior Administrative Assistant
Grace Espino-Salcedo, Administrative Assistant
Connie Saldaña-Hernandez, Senior Office Assistant
Chris Ormsby, ACIP Senior Planner
Mark D. Gross, ACIP Senior Planner
Claudia Manrique, Associate Planner
Gabriel Diaz, Associate Planner
Jeffrey Bradshaw, Associate Planner
Kathy Dale, Associate Planner
Julia Descoteaux, Associate Planner
James Keller, Assistant Planner
Nina Shabazz, Assistant Planner
Leticia Esquivel, Senior Permit Technician
Yahnel Bishop, Permit Technician
Summer Looy, Permit Technician
Julie Yamashita, Permit Technician (PT)

MAJOR ACCOMPLISHMENTS

MAJOR ACCOMPLISHMENTS

The Moreno Valley Planning Commission is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Development and Specifications, are the major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments, summarize ongoing projects, and describe special studies that the Moreno Valley Planning Commission have been working on during the 2007 calendar year. A major function of this report is to acknowledge and evaluate the ongoing implementation of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Major Accomplishments in 2007 were:

Major development projects reviewed by the Planning Commission in 2007 were as follows:

- PA06-0160 (Conditional Use Permit) Conditional Use Permit for construction of a new 2,684 square foot drive-thru restaurant (Jack-in-the-Box). Located at the Stoneridge Towne Center development, south of I-60, east side of Nason Street.
- PA06-0149 (Change of Zone) Change of Zone from Office (O) to Office Commercial (OC) for the purpose of converting existing medical office space into a pharmacy at the Laguna Vista Medical Plaza. Located at 11441 Heacock Street, south of Parkland Avenue, west side of Heacock Street.
- PA06-0087 (Tentative Parcel Map No. 34813) Tentative Parcel Map to subdivide 1.18 acres into three (3) single-family residential lots in the Residential 3 (R3) zone. Located at 13825 Belia Court.
- PA06-0155 (Conditional Use Permit) Conditional Use Permit for the existing restaurant to have live entertainment including karaoke, mariachi and small band entertainment. The site is located within Specific Plan 204 and is zoned Community Commercial (CC). Located at 24811 Sunnymead Boulevard.
- PA04-0153 (Amended Conditional Use Permit) Amended Conditional Use Permit for a Master Plot Plan for expansion of an existing church (Calvary Chapel) located within the Residential Agricultural-2 zone (RA-2). Master Plot Plan to include a remodel of the existing sanctuary and the replacement of modular classrooms with permanent classroom buildings and the addition of classroom buildings, parking and outdoor recreational fields on an adjacent vacant parcel. Total site area of the two parcels is 16.42-acres. Located at 11960 Pettit Street (northwest corner of Ironwood Avenue and Pettit Street).
- PA06-0021 (Tentative Parcel Map No. 34577), PA06-0022 (Plot Plan), PA06-0048 (Plot Plan) and PA06-0049 (Tentative Parcel Map No. 34576) Tentative Parcel Maps 34577 and 34576 and two Plot Plan applications to build 3 distribution warehouse buildings totaling 2,057,400 square feet on approximately 92.5 acres of land. Zoned: SP 208 I (Industrial). Located at the southwest corner of Heacock Street and Cardinal Avenue.

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- PA05-0017 (Tentative Tract Map No. 32505) Tentative Tract Map to subdivide 18.66-net acres into 72 single-family residential lots in the Residential 5 (R5) zone. Located at southwest corner of Bay Avenue and Morrison Street.
 - PA06-0136 (Tentative Parcel Map No. 35066) Tentative Parcel Map to subdivide 0.60 acres into four (4) single-family residential lots in the Specific Plan 204 Village Residential (SP 204 VR) zone.
 - PA06-0023 (Plot Plan) and PA06-0024 (Tentative Tract Map No. 34407) Subdivision of 9.25-acre parcel for a creation of a residential condominium development at the site of an existing 120-unit apartment development. Plot Plan addresses the proposed addition of 4 new buildings providing 27 new residential units, as well as various modifications to the site improvements. Located at southwest corner of Bay Avenue and Heacock Street.
 - PA05-0192 (Plot Plan) and PA05-0193 (Tentative Condominium Map) Tentative Condominium Map and Plot Plan for a 39-unit condo complex on 4.5 acres. Located on the north side of Alessandro Boulevard, west of Lasselle Street and east of Kitching Street.
 - PA06-0037 (Master Plot Plan), PA06-0038 (Plot Plan-Site 1), PA06-0039 (Plot Plan-Site 2), PA06-0040 (Plot Plan-Site 3), PA06-0041 (Plot Plan-Site 4), PA06-0043 (Tentative Parcel Map No. 34572), PA06-0044 (Change of Zone) and PA06-0045 (Plot Plan-Site 5) Master Plot Plan for review of a mixed use retail/office/warehouse/condominium project on approximately 25 acres. Plot Plans for various sites; Change of Zone from Light Industrial (LI) to Business Park/Mixed Use (BPX) for 1.67-acres for retail uses with Site 3). Located at northwest corner of Frederick Street and Cactus Avenue.
 - PA05-0205 (Tentative Parcel Map No. 34399) and P05-188 (Variance) Tentative Parcel Map to subdivide 0.38 acres into 2 single-family residential lots in the Residential 5 (R5) zone with a variance required for lot depth. Located at south side of Sandy Glade between Heacock Street and Davis Street.
 - PA07-0001 (Conditional Use Permit) Conditional Use Permit to allow live entertainment including D. J., dancing, karaoke and billiards at an existing bar. Located at 24801 Sunnymead Boulevard.
 - PA05-0086 (Plot Plan) Plot Plan for the construction of a 5,101 s. f. office building on 0.81 acres. Located at 11692 Heacock Street, north of Ironwood Avenue and south of Gregory Lane.
 - PA06-0126 (Amended Plot Plan) Amended Plot Plan for the modification of an originally approved Phase 2 addition consisting of a proposed 610,000 s. f. industrial warehouse building on a 57 acre parcel in the Industrial (I) zoned district and the Moreno Valley industrial Area Plan (SP 208). Located East of Perris Boulevard, south of Globe Street and north of Perris Valley Storm Drain and the Moreno Valley city limits.

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- PA06-0063 (Change of Zone), PA06-0064 (General Plan Amendment), PA06-0065 (Master Plot Plan), PA06-0066 (Plot Plan), PA06-0090 (Tentative Parcel Map No. 34913) and P07-015 (Variance) Proposal for a 287,613 sq. ft. retail commercial center including a 139,410 square foot home improvement anchor with a 32,659 sq. ft. garden center and the creation of nine (9) individual parcels of land and a detention basin on a 26-acre parcel of land within the current Community Commercial (CC) and Residential 3 (R3) land use districts. A General Plan Amendment and Change of Zone from Residential 3 (R3) and Community Commercial (CC) requested to allow the use on approximately 18 acres that are currently zoned Residential 3 (R3). A Variance for fence height and placement in the front yard along a portion of Bay Avenue. Located on the northeast corner of Moreno Beach Drive and Alessandro Boulevard. -- **(Denied)**
 - PA07-0025 (Conditional Use Permit) A Conditional Use Permit to allow Good Times Billiard to establish a pool hall. Located at 23100 Alessandro Boulevard.
 - PA05-0180 (Specific Plan Amendment), PA05-0181 (Tentative Tract Map No. 34215) and PA05-0182 (Plot Plan) 112-unit townhome project to include a Plot Plan and Tentative Parcel Map for an 8.97-gross acre parcel of land in the Residential 15 (R15) land use district and within the current Cactus Corridor Specific Plan (SP 214). Specific Plan Amendment to remove three parcels from SP 214, including the townhome project site which is 8.97 acres and zoned Residential 15 (R15), and two adjacent sites, one immediately to the south at 8.90 acres zoned Community Commercial (CC) and the other a 9.39 acres site zoned Residential 5 (R5), immediately to the west of the project site. The site encompasses the proposed townhome project parcel on the southwest corner of Moreno Beach Drive and Brodiaea Avenue, a parcel on the northwest corner of Moreno Beach Drive and Cactus Avenue and an additional parcel on the south side of Brodiaea Avenue immediately west of the townhome project site.
 - P06-064 (Amended Master Plot Plan), PA06-0077 (Plot Plan), PA06-0081 (Plot Plan) Amended Master Plot Plan to change previously approved retail space and to add 2 hotels to Phase II; Plot Plan for a 4-story 127-room hotel; Plot Plan for a 4-story 115-room hotel. Zoned SP 200 MUC. Located north of Gateway Drive, west of Memorial Way and south of Town Circle.
 - P06-164 (Amended Master Plot Plan), PA07-0023 (Plot Plan) and PA07-0024 (Plot Plan) Amended Master Plot Plan and two Plot Plans for a previously approved 351,659 sq. ft. commercial retail center including adjustments to parcels and building layout in Planning Area B (Phase 2) adjacent to Highway 60 on a 10.23 acre portion of a 71.86 acre parcel of land in the Community Commercial (CC) land use district of the Auto Mall Specific Plan (SP 209). Located at southwest corner of Highway 60 and Moreno Beach Drive at the Moreno Beach Drive off ramp.
 - PA05-0046 (Tentative Tract Map No. 33388) Tentative Tract Map to subdivide a 19.5 gross acre parcel of land into a 16 lot single-family residential subdivision with additional lettered lots for drainage, right of way and open space purposes with the Residential 2 (R2) and Hillside Residential (HR) land use districts. Located west side of Heacock Street, between Meander Court and Reche Vista Drive.

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- PA07-0043 (Plot Plan) and P07-036 (Amended Master Plot Plan) Amended Master Plot Plan to allow for an approximately 6,435 sq. ft. in size Portillo's Restaurant on an existing pad (Pad A). The project is located within the Towngate Specific Plan (SP 200), at the southwest corner of Day Street and Gateway Drive.
 - PA06-0054 (Tentative Tract Map No. 34397) Subdivision of 20 acres into 50 lots for single-family residential uses and one lot for a water quality basin. Residential lot sizes range from 10,092 sq. ft. to 18,599 sq. ft. Zone: Residential 3 (R3). Located southeast of Nason Street and Cottonwood Avenue.
 - PA05-0151 (Change of Zone), PA05-0152 (General Plan Amendment), PA05-0153 (Conditional Use Permit), PA05-0154 (Plot Plan), PA05-0155 (Tentative Parcel Map No. 34044) and PA06-0157 (Plot Plan) Establishment of a mixed-use project consisting of a community health clinic and corporate office, business park buildings, and a self-storage facility on approximately 8 acres. Change of Zone to re-designate and rezone 3 acres in the southern portion of the site from Business Park/Mixed-Use (BPX) to Community Commercial (CC) to accommodate the self-storage facility. Located at the southwest corner of Alessandro Boulevard and Graham Street.
 - PA05-0098 (Tentative Tract Map No. 33684) and P05-209 (Plot Plan) Subdivision of a 26-acre parcel for creation of a residential condominium development at the site of an existing 552-unit apartment development. Location: bounded by Town Circle, Memorial Way, Towngate Boulevard and Heritage Way.
 - PA06-0086 (Tentative Tract Map No. 34507) Tentative Tract Map for 17 single-family residential lot tracts on 9.98 acres within the Residential 5 (R5) zone. Lots will be developed at Residential 2 (R2) standards and range in size from 20,195 square feet to 25,274 square feet. Located at northeast corner of Theodore Street and Dracaea Avenue.
 - PA06-0011 (Tentative Tract Map No. 34043) and P06-006 (Variance) Tentative Tract Map to subdivide 2.8 acres into twelve single-family residential lots in the Residential 5 (R5) zone. Variance for lot width for variation from R5. Located at 25421 Fir Avenue.
 - PA06-0145 (Plot Plan) and PA06-0146 (Tentative Tract Map No. 34788) Plot Plan and Tentative Tract Map to convert the existing 212-unit apartment complex to condominiums. Located at 21550 Box Springs Road.
 - PA06-0165 (Conditional Use Permit) Conditional Use Permit includes a 1,452 sq. ft. quick-serve auto lubrication center in the approved shopping center in the Community Commercial (CC) zone. Located at southeast corner of Perris Boulevard and Iris Avenue.
 - PA04-0203 (Plot Plan) and PA05-0142 (Tentative Condominium Map No. 33417) Tentative Condominium Map and Plot Plan for a 60-unit condo complex on 8.0 acres. Located at northwest corner of Perris Boulevard and Delphinium Avenue.
 - PA06-0133 (Plot Plan) and PA07-0055 (Tentative Tract Map No. 35514) Plot Plan for two 40,000 sq. ft. medical office buildings. The site is zoned Office (O) and is located within the Medical Office Overlay area on the north side of Iris Avenue, west of Oliver Street and the Moreno Valley Community Hospital.
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- PA06-0167 (Tentative Parcel Map No. 35262) Tentative Parcel Map to subdivide a 1.77-acre parcel into 3 lots in the Residential Agricultural 2 (RA2) zone. Located on the south side of Kalmia Street, west of Kitching Street.
 - PA07-0027 (Tentative Tract Map No. 35369) and PA07-0047 (Plot Plan) Tentative Tract Map and Plot Plan for a 12-unit condominium development in the Specific Plan 204 Village Residential (SP 204 VR) zone. Located at 24800 Myers Avenue.
 - PA06-0152 (Tentative Parcel Map No. 35150) and PA06-0153 (Plot Plan) Tentative Parcel Map and Plot Plan to build 2 distribution warehouse buildings totaling 1,182,918 sq. ft. on approximately 53.27 acres of land. Zone: SP 208 I (Industrial). Located at southwest corner of San Michele Road and Indian Street.
 - PA05-0201 (Tentative Tract Map No. 34329), PA05-0203 (Plot Plan), P06-133 (Specific Plan Amendment) and PA07-0065 (General Plan Amendment) Tentative Tract Map and Plot Plan to build 90 condominium units on a 10.41-net acre site, a Specific Plan Amendment to change from Specific Plan 193 Commercial (CC) to Medium Residential (MR), and a General Plan Amendment change from Commercial (C) to Residential 10 (R10). Located at southwest corner of Iris Avenue and Via Del Lago.
 - PA06-0023 (Plot Plan) and PA06-0024 (Tentative Tract Map No. 34407) Reconsideration of approved conditions for a 147-unit residential condominium development. Project consists of renovation of 120 existing units and construction of four new buildings providing 27 new residential units, as well as various modifications to the site improvements. Located at southwest corner of Bay Avenue and Heacock Street.
 - P07-108 (Amended Plot Plan-Modification of Conditions), PA04-0125 (Tentative Tract Map No. 32836) and PA04-0169 (Planned Unit Development) Reconsideration of approved conditions for a 129-unit residential development involving amenities and timing of private park improvements. Located on the east side of Nason Street, between Eucalyptus and Fir Avenues.
 - PA06-0169 (Tentative Condominium Map No. 35304) and PA06-0170 (Plot Plan) Plot Plan and Tentative Condo Map for a single-family detached and attached homes development (12 units) on 0.91 acres. Site is located in the Village Specific Plan (SP 204 VOR). Located at 24849 Eucalyptus Avenue, west of Perris Boulevard.
 - PA07-0009 (Tentative Parcel Map No. 35886) Tentative Parcel Map No. 35386 to subdivide a 2.5-acre parcel into 3 lots in the Residential Agricultural (RA-2) Zone. Located south of Kalmia Street, east of Perris Boulevard and north of Ironwood Avenue.
 - PA07-0041 (Tentative Parcel Map No. 35390) Tentative Parcel Map to subdivide a 1.1-acre parcel into 2 lots in the Residential Agricultural 2 (RA-2) Zone. Located at the southeast corner of Cactus Avenue and Lynn Lee Street.

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- PA07-0006 (Development Code Amendment) To amend the Municipal Code regulations regarding churches and similar assembly uses, retail use, towing, administrative revocation of administrative approvals, appeal period of general plan amendments, landscaping setbacks, new applications following denial, and multiple-family development standards Citywide.
 - PA06-0158 (General Plan Amendment) General Plan Amendment for Change of Zone to City's Zoning Atlas for various properties Citywide from Residential 5 (R5) and Residential 10 (R10) to Residential Single-Family 10 (RS10) to provide consistency with the recent adoption of the City's Comprehensive General Plan and land use map.
 - PA07-0066 (General Plan Amendment) and PA07-0067 (Change of Zone) To change the General Plan and Zoning designation for a portion of the 15.61-net acre project site from Business Park (BP) to Community Commercial (CC). The change is required to provide consistency with the current property line that was adjusted through approval of Lot Line Adjustment LLA #983 in early 2007. Locations: south side of SR-60 at the corner of Fir Avenue and Redlands Boulevard.
 - PA07-0027 (Tentative Tract Map No. 35369) and PA07-0047 (Plot Plan) Tentative Tract Map and Plot Plan for a 12-unit condominium development in the Village Residential Specific Plan (SP 204 VR) Zone. Located at 24800 Myers Avenue.
 - PA07-0036 (Plot Plan), PA07-0037 (Change of Zone) and PA07-0038 (General Plan Amendment) Plot Plan for a 13,969 sq. ft. grocery/retail store on 1.77-net acres. The northeast corner of the site is bisected by a portion of the California Aqueduct. Approval of the store would require approval of a General Plan Amendment and Change of Zone from Office (O) to Neighborhood Commercial (NC). Located at the southwest corner of Frederick Street and Cottonwood Avenue.
 - PA06-0105 (Tentative Parcel Map No. 34950) Tentative Tract Map for finance and conveyance purposes for properties located within the AquaBella Specific Plan. The twelve lots correspond to Planning Areas within the Specific Plan. Located in the AquaBella Specific Plan (SP 218), south of Cactus Avenue and west of Nason Street.
 - PA06-0168 (Conditional Use Permit) Conditional Use Permit for an unmanned wireless communications facility with a 60-foot monopine, support structure and antennas within a 400 sq. ft. area. It is zoned Community Facilities (CF) and is within the Moreno Valley Ranch Specific Plan (SP 193). Located at 16110 Lasselle Street (northeast corner, behind the existing Fire Station).
 - PA06-0017 (Plot Plan) Plot Plan to build 2 distribution warehouse buildings totaling 569,200 sq. ft. on approximately 28.64 acres of land. Zone: SP 208 I (Industrial). Located at the northeast corner of Perris Boulevard and Edwin Road, south of Perris Valley storm drain.

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- PA06-0164 (Plot Plan) and P07-067 (Variance) Plot Plan to establish a two-story office building (approximately 4,400 sq. ft.) on approximately 0.3 acres; a variance for the approval of a stairwell to extend 2-feet into the required 20-foot landscape setback along Myers Avenue.
 - PA06-0073 (Plot Plan) Plot Plan to construct four multi-family units on a parcel with an existing single-family home in the Specific Plan 204 Village Residential (VR) Zone. Located at 24333 Fir Avenue, between Heacock Street and Indian Street.
 - PA06-0101 (Tentative Parcel Map No. 32461) Subdivision of 20 acres into two 10-acre parcels in the Hillside Residential (HR) Zone. Located west of Pigeon Pass Road and south of Echo Lake.
 - PA07-0074 (Conditional Use Permit) Conditional Use Permit for a residential treatment facility in an existing multi-family structure accommodating 15 beds. Located at 15333 Sheila Street.
 - PA06-0111 (Tentative Tract Map No. 34988), PA06-0112 (General Plan Amendment), PA06-0113 (Change of Zone) and PA06-0114 (Conditional Use Permit) General Plan Amendment and Change of Zone from Community Commercial (CC) to Residential 15 (R15) for 19.47-net acres. Includes a condo map (Tentative Tract Map 34988) and a Conditional Use Permit for a planned unit development fro 271-units with 3.75-acres of outdoor recreation area and common space. Located on the east side of Perris Boulevard, between Alessandro Boulevard and Brodiaea Avenue and the west side of Apple Blossom Way.
 - PA06-0115 (Plot Plan) and PA07-0048 (Tentative Parcel Map No. 35500) Plot Plan for a 423,112 sq. ft. warehouse facility on 19.71 acres within the Industrial (I) zone of the Moreno Valley Industrial Area Plan (SP 208). Tentative Parcel Map to combine multiple parcels into single parcel. Located on the north side of San Michele Road, approximately 600-feet east of Indian Avenue at the terminus of Rivard Road.
 - PA04-0073 (Tentative Tract Map No. 32126) and P04-182 (Variance) Tentative Tract Map to subdivide 9-net acres of land into 35 single-family residential lots. Residential lots range in size from 7,200 sq. ft. to 23,864 sq. ft.; a variance to reduce the minimum width requirement of 70 ft. to 68 ft. on 1 lot. Zoned Residential 5 (R5). Located north of Skyland Drive, south of Freedom Court on Hubbard Street.
 - PA04-0204 (Tentative Tract Map No. 33222), PA04-0205 (Change of Zone) and PA04-0206 (General Plan Amendment) General Plan Amendment and Change of Zone from Residential Agricultural 2 (RA2) to Residential 5 (R5) for a portion (60 acres) of the project site. Tentative Tract Map to create 253 single-family residential lots on the approximately 80-acre project site. The tract map design includes water quality basins and a segment of a county flood control channel along with off-site channel segments.
 - P07-170 (Amended Master Plot Plan) and PA07-0127 (Amended Plot Plan-Architectural Review) Amended Master Plot Plan for Phase II of Moreno Beach Plaza to allow modifications: change in use and square footage of a proposed 7,200 sq. ft. restaurant to a 5,474 sq. ft. bank on Parcel 18; increase size of the proposed bank and retail building of 6,000 sq. ft. to an "in-line" retail building and bank of 8,339 sq. ft. on Parcel 14; reflect the current location of dedication for EMWD Easement running east and west along the
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northern edge of the development; adjust parking layout and count per parcel. Plot Plan architectural review of proposed "in-line" retail building and bank on Parcel 14.

- PA05-0148 (Tentative Tract Map No. 32716) Tentative Tract Map to subdivide 15.8-net acres of land into 57 single-family residential lots. Residential lots range in size from 7,203 sq. ft. to 13,817 sq. ft. Zoned Residential 5 (R5). Located on the east side of Indian Avenue, north of the Perris Storm Drain Channel, south of Superior Avenue.
- PA07-0016 (Tentative Tract Map No. 35414), PA07-0017 (Plot Plan), PA07-0018 (Change of Zone) and PA07-0019 (General Plan Amendment) General Plan Amendment and Change of Zone to change the designated land use from Commercial (C) to Residential (R) to allow the proposed development of a 240-unit multiple-family residential development consisting of twelve two-and-three story buildings, a leasing office, central recreational amenities, internal circulation and parking. Tentative Tract Map is a single-lot condominium map that would allow implementation of the project as a for-sale product. Located on the south side of Box Springs Road, east of Clark Street (extended).
- PA05-0073 (Tentative Tract Map No. 33626) Subdivision of approximately 33 acres in the Residential 2 (maximum 2 dwelling units per acre) and Hillside Residential (HR) land use districts with the creation of 23 residential lots ranging from a minimum of 20,000 sq. ft. to approximately 1.9 acres. The approximately 12 acres encompassing the upper slopes of the site are to be preserved in an open space lot and the natural drainage course along the south site boundary is also preserved. Located on the east side of Morton Road, north of Jennings Court.
- PA06-0162 (Plot Plan) Plot Plan for a 17,340 sq. ft. Rite-Aid Drug Store with drive-thru on approximately 2 acres. Zoned Community Commercial (CC). Located on the southeast corner of Alessandro Boulevard and Moreno Beach Drive.

Other Development Projects reviewed by the Planning Commission in 2007 as follow:

- P07-037 (Administrative Plot Plan) Administrative Plot Plan to reduce the number of model homes in Tract 31414 from 4 models to 3 models. All 3 models homes to be 2-story homes. Zone: Residential 5 (R5). Located at southeast corner of Pigeon Pass Road and Sunnymead Ranch Parkway.
- P07-001 (Amended Plot Plan) Amended Plot Plan for a 189-unit senior apartment complex. The changes from the existing Plot Plan include the removal of the administration/leasing office, redesign of the parking lot in the northwest corner of the site and revised elevations. Located at northeast corner of Perris Boulevard and Eucalyptus Avenue.
- P07-141 (Plot Plan- Modification of Conditions) Reconsideration of approved conditions for a 205-unit residential development. The request involved Conditions of Approval P6 and the Parks and Recreation series of conditions as related to the nature and timing of park improvements. Located on the east side of Nason Street, between Eucalyptus and Dracaea Avenues.
- P07-125 (Amended Plot Plan) Revisions to the originally approved units proposed, including color, trim and roofing materials for Tentative Tract Map 32835 to develop a 274-unit condominium complex. Located on the south side of Eucalyptus Avenue and east of Nason Street.
- P07-090 (Amended Plot Plan), P07-133 (Amended Master Plot Plan) and P07-161 (Variance) Amended Plot Plan to change a previously approved 127-room Towngate Inn Hotel with a 127-room Ayres Hotel. Amended Master Plot Plan to add a nursery use as part of a retail use and reduce the retail/restaurant use square into the required 20 ft. landscape setback on Gateway Drive. SP 200 MUC. Located north of Gateway Drive, west of Memorial Way and south of Town Circle.

General Plan Implementation

General Plan Implementation

The General Plan and the Development Code gives the City of Moreno Valley the tools necessary to guide the development of the City into the next century.

The Planning Commission held public hearings on amendments to the General Plan and the Development Code. The amendments were approved by the Planning Commission and forwarded to the City Council for their approval.

The following General Plan Amendments were recommended for approval by the Planning Commission in 2007:

- PA05-0180 (Specific Plan Amendment), PA05-0181 (Tentative Tract Map No. 34215) and PA05-0182 (Plot Plan) 112-unit townhome project to include a Plot Plan and Tentative Parcel Map for an 8.97-gross acre parcel of land in the Residential 15 (R15) land use district and within the current Cactus Corridor Specific Plan (SP 214). Specific Plan Amendment to remove three parcels from SP 214, including the townhome project site which is 8.97 acres and zoned Residential 15 (R15), and two adjacent sites, one immediately to the south at 8.90 acres zoned Community Commercial (CC) and the other a 9.39 acres site zoned Residential 5 (R5), immediately to the west of the project site. The site encompasses the proposed townhome project parcel on the southwest corner of Moreno Beach Drive and Brodiaea Avenue, a parcel on the northwest corner of Moreno Beach Drive and Cactus Avenue and an additional parcel on the south side of Brodiaea Avenue immediately west of the townhome project site.
- PA05-0151 (Change of Zone), PA05-0152 (General Plan Amendment), PA05-0153 (Conditional Use Permit), PA05-0154 (Plot Plan), PA05-0155 (Tentative Parcel Map No. 34044) and PA06-0157 (Plot Plan) Establishment of a mixed-use project consisting of a community health clinic and corporate office, business park buildings, and a self-storage facility on approximately 8 acres. Change of Zone to re-designate and rezone 3 acres in the southern portion of the site from Business Park/Mixed-Use (BPX) to Community Commercial (CC) to accommodate the self-storage facility. Located at the southwest corner of Alessandro Boulevard and Graham Street.
- PA05-0201 (Tentative Tract Map No. 34329), PA05-0203 (Plot Plan), P06-133 (Specific Plan Amendment) and PA07-0065 (General Plan Amendment) Tentative Tract Map and Plot Plan to build 90 condominium units on a 10.41-net acre site, a Specific Plan Amendment to change from Specific Plan 193 Commercial (CC) to Medium Residential (MR), and a General Plan Amendment change from Commercial (C) to Residential 10 (R10). Located at southwest corner of Iris Avenue and Via Del Lago.
- PA07-0006 (Development Code Amendment) To amend the Municipal Code regulations regarding churches and similar assembly uses, retail use, towing, administrative revocation of administrative approvals, appeal period of general plan amendments, landscaping setbacks, new applications following denial, and multiple-family development standards Citywide.

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- PA06-0158 (General Plan Amendment) General Plan Amendment for Change of Zone to City's Zoning Atlas for various properties Citywide from Residential 5 (R5) and Residential 10 (R10) to Residential Single-Family 10 (RS10) to provide consistency with the recent adoption of the City's Comprehensive General Plan and land use map.
 - PA07-0066 (General Plan Amendment) and PA07-0067 (Change of Zone) To change the General Plan and Zoning designation for a portion of the 15.61-net acre project site from Business Park (BP) to Community Commercial (CC). The change is required to provide consistency with the current property line that was adjusted through approval of Lot Line Adjustment LLA #983 in early 2007. Locations: south side of SR-60 at the corner of Fir Avenue and Redlands Boulevard.
 - PA07-0036 (Plot Plan), PA07-0037 (Change of Zone) and PA07-0038 (General Plan Amendment) Plot Plan for a 13,969 sq. ft. grocery/retail store on 1.77-net acres. The northeast corner of the site is bisected by a portion of the California Aqueduct. Approval of the store would require approval of a General Plan Amendment and Change of Zone from Office (O) to Neighborhood Commercial (NC). Located at the southwest corner of Frederick Street and Cottonwood Avenue.
 - PA06-0111 (Tentative Tract Map No. 34988), PA06-0112 (General Plan Amendment), PA06-0113 (Change of Zone) and PA06-0114 (Conditional Use Permit) General Plan Amendment and Change of Zone from Community Commercial (CC) to Residential 15 (R15) for 19.47-net acres. Includes a condo map (Tentative Tract Map 34988) and a Conditional Use Permit for a planned unit development for 271-units with 3.75-acres of outdoor recreation area and common space. Located on the east side of Perris Boulevard, between Alessandro Boulevard and Brodiaea Avenue and the west side of Apple Blossom Way.
 - PA04-0204 (Tentative Tract Map no. 33222), PA04-0205 (Change of Zone) and PA04-0206 (General Plan Amendment) General Plan Amendment and Change of Zone from Residential Agricultural 2 (RA2) to Residential 5 (R5) for a portion (60 acres) of the project site. Tentative Tract Map to create 253 single-family residential lots on the approximately 80-acre project site. The tract map design includes water quality basins and a segment of a county flood control channel along with off-site channel segments.
 - PA07-0016 (Tentative Tract Map No. 35414), PA07-0017 (Plot Plan), PA07-0018 (Change of Zone) and PA07-0019 (General Plan Amendment) General Plan Amendment and Change of Zone to change the designated land use from Commercial (C) to Residential (R) to allow the proposed development of a 240-unit multiple-family residential development consisting of twelve two-and-three story buildings, a leasing office, central recreational amenities, internal circulation and parking. Tentative Tract Map is a single-lot condominium map that would allow implementation of the project as a for-sale product. Located on the south side of Box Springs Road, east of Clark Street (extended).

PROJECT ACTIVITY

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SUMMARY OF PLANNING COMMISSION PROJECT ACTIVITY FOR THE PERIOD JANUARY 2007 THROUGH DECEMBER 2007

PROJECT TYPE	TOTAL PROJECTS REVIEWED
Amended Design Manual	0
Amended Plot Plan	5
Change of Zone	9
Conditional Use Permit	10
Conditional Use Permit Amendment	1
Development Agreement	0
Development Agreement Amendment	0
Municipal Code Amendment	1
General Plan Amendment	8
Modification to Conditions of Approval	0
Parcel Map	0
Plot Plan	38
Plot Plan Amendment	1
Reversion to Acreage	0
Specific Plan Amendment	2
Specific Plan Adoption	0
Tentative Parcel Map	15
Tentative Parcel Map Amendment	0
Tentative Tract Map	24
Tentative Tract Map Amendment	0
Tentative Tract Map Variance	0
Variance	6
Master Plot Plan and Related	7
10 Year Capital Plan Amendment	0
TOTAL PROJECTS	127

* This does not include Administrative Approvals that include such projects as: new construction not within 300' of residential, home occupation permits and signs. There were 1121 Administrative Approvals and 314 plan check reviews in 2007.