



Report to Planning Commission

TO: Planning Commission

FROM: Grace Espino-Salcedo, Assistant Planner

AGENDA DATE: July 11, 2024

TITLE: **CONDITIONAL USE PERMIT (PEN24-0040) TO ESTABLISH A PRESCHOOL WITHIN EXISTING CLASSROOM SPACES AT THE DISCOVERY CHRISTIAN CHURCH CAMPUS**

TITLE SUMMARY: Conditional Use Permit to establish a preschool within existing classroom spaces at the Discovery Christian Church Campus.

Recommendation(s)

That the Planning Commission:

1. ADOPT Resolution No. 2024-28:

a) DETERMINING that Conditional Use Permit PEN24-0040 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as Class 1 ("Existing Facilities") and Class 32 ("In-Fill Development Project) Categorical Exemptions, and the Common Sense Exemption, in accordance with CEQA Guidelines Sections 15301, 15332, and 15061 (b)(3); and,

b) APPROVING Conditional Use Permit PEN24-0040 subject to the attached Conditions of Approval included as Exhibit A of Resolution No. 2024-28.

SUMMARY

Scott Hoage of Discovery Christian Church of Moreno Valley ("Applicant") is requesting approval of a Conditional Use Permit (PEN24-0040) to establish a preschool within eight (8) existing classroom spaces at the Discovery Christian Church campus ("Proposed Project"). The Proposed Project is located at 27555 Alessandro Boulevard at the

southeast corner of Alessandro Boulevard and Oliver Street (“Project Site”), within the Residential 5 (R5) District.

PROJECT DESCRIPTION

Approval of a Conditional Use Permit (PEN24-0040) is requested to establish a preschool within 8 existing classroom spaces at the Discovery Christian Church campus. The proposed preschool will serve a maximum of 136 toddlers, up to 5 years old, year-round. The preschool will operate Monday through Friday, from 6:30 a.m. to 6:00 p.m., and will employ 15-20 staff at full capacity. Church services and preschool operations will occur in separate buildings or separate times; therefore, there will be no overlap.

The Proposed Project includes three (3) fenced playgrounds shaded by solid and lattice patio covers, with additional shading from existing trees and the existing buildings themselves, which will serve as outdoor recreation space for the students.

To minimize impacts with respect to the operations, the proposed preschool will be secured and monitored by the Facilities Supervisor and security cameras. Additionally, a family member or guardian must sign the student in and out of the preschool program.

The City’s Municipal Code allows for schools within the Residential 5 (R5) District, subject to the approval of a Conditional Use Permit (CUP).

Site and Surrounding Area

The Project Site is located at 27555 Alessandro Boulevard (APN 486-240-014), situated on the south side of Alessandro Boulevard between Oliver Street (west of Nason Street) and Moreno Beach Drive. The Project site is currently approved and developed as a church within two buildings. Building 1 is developed as the worship center and Building 2 consists of classroom and office spaces. The Proposed Project will utilize 8 existing classrooms in Building 2, currently used for child-centered Sunday School classrooms, to establish the Discovery Children’s Center Preschool.

The Project Site is within the Residential 5 (R5) District. Surrounding land uses include vacant residential lots to the north and south, an established single-family residential development to the east, and a single-family residential development that is currently under construction to the west.

Access/Parking

The Proposed Project will be accessible from existing driveways along Alessandro Boulevard and Oliver Street. The Proposed Project provides a total of 567 parking spaces, which exceeds the requirements of Title 9 of the Municipal Code. Existing parking, drive aisle layout, and onsite circulation will support the Proposed Project and drop-off/loading needs.

REVIEW PROCESS

The Proposed Project was reviewed by the City's Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the project was deemed complete. As part of the standard review process, all appropriate outside agencies have considered the Proposed Project.

ENVIRONMENTAL

The Proposed Project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 1 ("Existing Facilities") and Class 32 (In-Fill Development Projects) Categorical Exemption, and the Common Sense exemption, in accordance with CEQA Guidelines Sections 15301, 15332, and 15061(b)(3).

Pursuant to the CEQA Guidelines, a Class 1 Existing Facilities Exemption can be applied to a project when the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Proposed Project involves minor alterations of structures and negligible expansion of use.

Furthermore, The Class 32 In-Fill Development Projects exemption is applicable to the Proposed Project as it is: 1) consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is less than five acres in size substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services. The Project Site is consistent with the General Plan and Municipal Code, considered an infill site, is not expected to have significant impacts to biological resources, traffic, noise, air quality or water quality, and is already served by necessary utilities and services.

Lastly, the Common Sense Exemption can be applied to the Proposed Project in accordance with CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the Proposed Project may have a significant effect on the environment.

NOTIFICATION

Consistent with the Moreno Valley Municipal Code provisions and exceeding the posting and distance requirements of applicable state law, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper at least 10 days prior to the public hearing. As of the preparation of this staff report, two (2) comment letters have been received regarding the Proposed Project, attached hereto.

PREPARATION OF STAFF REPORT

Prepared By:
Grace Espino-Salcedo
Assistant Planner

Department Head Approval:
Robert Flores
Planning Official

Concurred By:
Julia Descoteaux
Principal Planner

Report Approval Details

Document Title:	STAFFREPORT_PEN24-0040_FINAL.docx
Attachments:	<ul style="list-style-type: none">- Resolution 2024-28 and COAs.pdf- Location Map.pdf- Project Plans.pdf- Comment Letters.pdf
Final Approval Date:	Jul 3, 2024

This report and all of its attachments were approved and signed as outlined below:

Julia Descoteaux

Robert Flores

Sean Kelleher

Patty Castreje