



Report to City Council

TO: Mayor and City Council

FROM: Sean Kelleher, Assistant City Manager (Development)

AGENDA DATE: September 17, 2024

TITLE: **SUNSET CROSSING (NORTH) - GENERAL PLAN AMENDMENT PEN22-0133, CHANGE OF ZONE PEN22-0134, CONDITIONAL USE PERMIT PEN22-0136, AND TENTATIVE TRACT MAP 38443 PEN22-0130 (REPORT OF: COMMUNITY DEVELOPMENT DEPARTMENT)**

TITLE SUMMARY: A Planned Unit Development and Tentative Tract Map to subdivide approximately 28.2 acres into 135 single-family lots for the development of a residential community, including park facilities and public improvements, with associated land use designation and zoning amendments.

Recommendation(s)

That the City Council:

1. Adopt Resolution No. 2024-XX: a) Adopting the Initial Study/Mitigated Negative Declaration prepared for the Proposed Project, in compliance with CEQA and the CEQA Guidelines, and reflect that the City Council reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and b) Adopting the Mitigation and Monitoring and Reporting Program prepared for the Proposed Project, pursuant to CEQA and the CEQA Guidelines; and,
2. Adopt Resolution No. 2024-XX Approving General Plan Amendment (PEN22-0133), Conditional Use Permit (PEN22-0136), and Tentative Tract Map 38443 (PEN22-0130), based on the recitals, evidence contained in the administrative record, and findings set forth in the Resolution and described and depicted in the Land Use exhibit (Exhibit A) for the GPA and subject to the approved conditions of approval for the CUP and TTM as shown in Exhibit B of the Resolution; and,

3. Introduce Ordinance No. XXX and conduct the first reading by title only approving Change of Zone (PEN22-0134) to amend the City’s Zoning Atlas based on the recitals, evidence contained in the administrative record, and findings set forth in the Ordinance and described and depicted in the revised Zoning Exhibit A of the Ordinance; and,
4. Schedule the second reading and adoption of Ordinance No. XXX for the next regular City Council meeting.

SUMMARY

Highpoint MV, LLC (“Applicant”) is requesting approval of the Sunset Crossing (North) project, a Planned Unit Development of 135 single-family residential lots on 28.2 acres, including park facilities and public improvements (“Proposed Project”), located on the south side of Cottonwood Avenue, east of Nason Street, north of Bay Avenue (Assessor’s Parcel Numbers 488-190-005, 488-190-027, and 488-190-028) (“Project Site”). The Proposed Project consists of a General Plan Amendment, Change of Zone, Conditional Use Permit for a residential Planned Unit Development, and Tentative Tract Map 38443.

DISCUSSION

Advisory Board (Planning Commission) Recommendation

At its July 25, 2024, meeting, the Planning Commission held a public hearing and voted 6-1 recommending that the City Council adopt the Mitigated Negative Declaration, adopt a Mitigation Monitoring and Reporting Program, and approve the Proposed Project including the General Plan Amendment, Change of Zone, Conditional Use Permit for a Planned Unit Development and Tentative Tract Map 38443.

Project Description

Highpoint MV, LLC (“Applicant”) is requesting approval of the Sunset Crossings (North) project, a 135-unit single-family residential community on 28.2 acres consisting of a proposed General Plan Amendment (PEN22-0133) and Change of Zone (PEN22-0134), to change the land use and zoning of the subject property, a Conditional Use Permit for a Planned Unit Development (PEN22-0136), and a Tentative Tract Map No. 38443 (PEN22-0130) for the 135 single-family lots with associated improvements including a public park with a splash pad, a basketball court and a multi-use trail with exercise stations (“Proposed Project”) located on the south side of Cottonwood Avenue, east of Nason Street, north of Bay Avenue (Assessor’s Parcel Numbers 488-190-005, 488-190-027, and 488-190-028) (“Project Site”).

A General Plan Amendment (PEN22-0133) is proposed to change the General Plan Land Use Designation of the Project Site from Residential 3 (R3) to Residential R10 (R10) to allow for a variety of residential products and to encourage innovation in housing types. The maximum allowable density for the Residential R10 land use designation is 10.0 dwelling units per acre. The Proposed Project provides a density of 7.0 dwelling units per acre (“du/ac”).

A Change of Zone (PEN22-0134) is proposed to change the Zoning District of the Project Site from Residential 3 (R3) District to Residential Single-Family 10 (RS10) District to provide for residential development on small single-family lots, such as Planned Unit Developments. The RS10 District is intended for subdivisions at a maximum allowable density of 10.0 du/acre. The Proposed Project provides a density of 7.0 dwelling units per acre.

A Conditional Use Permit (PEN22-0136) is proposed for a Planned Unit Development (PUD) for 135 detached single-family residences and a 1.6-acre public community park to include open turf play areas, a splash pad play area, and exercise stations along the multi-purpose trail. As required for Planned Unit Development, Design Guidelines have been prepared for the Proposed Project that establishes the land use regulations, development standards, architectural design standards, and landscaping design guidelines. The Design Guidelines also provide the architectural themes for the single-family residences and guidance for the neighborhood entrances and perimeter fencing around the community.

Tentative Tract Map No. 38443 (PEN22-0130) is proposed to subdivide the 28.2 gross acre Project Site into 135 single-family residential lots, ranging in size from approximately 4,500 square feet to 10,640. The Proposed Project offers two minimum lot sizes, with 6,000 square foot minimums and 4,500 square foot minimums. The subdivision also includes the community park with a splash pad and play areas, landscaping, and a multi-purpose trail with exercise stations, with the trail connection south from Cottonwood Avenue to the Sunset Crossings South at Bay Avenue

SITE AND SURROUNDING AREA

The Project Site currently has land use designations and zoning districts consisting of Residential (R3) and Suburban Residential (R3), respectively, with an allowable maximum density of 3 du/ac. This is consistent with surrounding residential development to the north, east, and south. The properties to the east and south of the Project Site are zoned Residential (R3) and Residential (R5). The neighborhoods to the north are zoned Residential Agriculture (RA2). The proposed amendments to the land use designation and zoning district (PEN22-0133/134) will allow for a maximum density of 10 dwelling du/ac, but the Proposed Project will only accommodate a maximum density of 7 du/acre. The Proposed Project's density is also consistent with the density permitted under approved entitlements to the south of the Project Site.

ENVIRONMENTAL

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by MNS Engineers, Inc. in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The MND examined the potential impacts of the Proposed Project on the environment. The IS/MND serves as the appropriate CEQA documentation for the Proposed Project. With the implementation of the proposed mitigation measures, the Proposed Project will not have significant effects on the environment.

Technical studies prepared in support of the IS/MND include the following: a Focused

Burrowing Owl Survey, Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis (MSHCP), Determination of Biologically or Superior Preservation (DBESP), Delineation of State and Federal Jurisdictional Waters for the Sunset Crossing, Cultural Resources Assessment, Geotechnical Evaluation Report, Preliminary Drainage Report, Water Quality Management Plan (WQMP), Noise Impact Modeling Data, Traffic Impact Analysis (TIA), and a Vehicle Miles Traveled (VMT) Analysis. Mitigation measures are recommended to reduce impacts to levels below significance for the Proposed Project in the following environmental topic areas: Biological Resources, Cultural Resources, Geology and Soils, Transportation and Traffic, and Tribal Cultural Resources. The IS/MND will include a Mitigation Monitoring and Report Program (MMRP) to identify and track the mitigation measures. The 30-day public comment period for the Notice of Intent (NOI) for the IS/MND began on June 3, 2024, and ended on July 3, 2024 (State Clearing House Number 2024060027).

ALTERNATIVES

1. Conduct a public hearing for the Proposed Project and approve the Initial Study/Mitigation Monitoring and Reporting Program and approve the General Plan Amendment, Change of Zone, Conditional Use Permit for a Planned Unit Development, and Tentative Tract Map 38443 consistent with the Staff recommendations to the Planning Commission. *(Staff recommends this alternative).*
2. Conduct a public hearing on the Project and do not approve the applications. *(Staff does not recommend this alternative).*

FISCAL IMPACT

The City's Municipal Code requires the applicant to provide a Community Benefit when there is a request for any land use changes. The Community Benefit will include the construction of a City park with a splash pad, a basketball court, and picnic areas. On the west side of the new street, running north to south from Cottonwood Avenue to Bay Avenue, there will be a multi-use trail with exercise equipment that will connect with the Project Site to the south, all of which will be dedicated to the City of Moreno Valley upon completion and acceptance.

NOTIFICATION

Consistent with the applicable Municipal Code provisions and exceeding the 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, one public comment has been received regarding the Proposed Project.

PREPARATION OF STAFF REPORT

Prepared By:
Julia Descoteaux
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Department Head Approval:
Sean P. Kelleher
Assistant City Manager (Development)

Concurred By:
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Planning Official

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Report Approval Details

Document Title:	STAFFREPORT_SUNSETCROSSINGNORTH_PEN22_0133_CDD.docx
Attachments :	<ul style="list-style-type: none"> - Resolution No. 2024-XX for ISMND.pdf - Exhibit A and B_ISMND_MMRP.pdf - Appendix 1 Air Quality.pdf - Appendix 2A MSHCP.pdf - Appendix 2B Burrowing Owl.pdf - Appendix 2C JD.pdf - Appendix 2D DBESP.pdf - Appendix 3 Cultural Resources.pdf - Appendix 4 Geotech Evaluation.pdf - Appendix 5A Prelim Drainage.pdf - Appendix 5B WQMP.pdf - Appendix 6 Noise Data.pdf - Appendix 7A TIA.pdf - Appendix 7B VMT.pdf - Exhibit C_NOI.pdf - Resolution No. 2024-XX for GPA_CUP_TTM.pdf - Ordinance No. XXX for CZ.pdf - PEN22-0130_Tentative_Tract_Map.pdf - PEN22-0136_Planned_Unit_Development.pdf - IS_Comments Received.pdf - PEN22-0130_Comments Received.pdf - Location Map.pdf
Final Approval Date:	Sep 10, 2024

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

No Signature found

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