



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Sean Kelleher, Assistant City Manager (Development)

**AGENDA DATE:** October 1, 2024

**TITLE:** SECOND READING AND CONSIDERATION OF ADOPTION OF ORDINANCE NO. 1016 (REPORT OF: COMMUNITY DEVELOPMENT)

**TITLE SUMMARY:** SECOND READING AND CONSIDERATION OF ADOPTION OF ORDINANCE NO. 1016 (REPORT OF: COMMUNITY DEVELOPMENT)

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### **Recommendation(s)**

That the City Council:

1. Conduct a second reading by title only and adopt Ordinance No. 1016.

### **SUMMARY**

This Staff Report recommends the adoption of Ordinance No. 1016, introduced at the September 17, 2024, City Council regular meeting wherein the City Council approved various development applications for Sunset Crossing North, which included the introduction of Ordinance No. 1016 approving a Change of Zone (PEN22-0134) to amend the Zoning District classification of the Project Site from Residential 3 (R3) District to Residential Single-Family 10 (RS10) District.

### **DISCUSSION**

Based on the review and consideration of the application for a Change of Zone submitted by the Project Applicant, Highpoint MV, LLC, in conjunction with a General Plan Amendment, Conditional Use Permit for a Planned Unit Development, and Tentative Tract Map, the City Council introduced Ordinance No. 1016 to amend the Zoning Atlas at their September 17, 2024, meeting. Ordinance No. 1016 will change the zoning

classification of the 28.2-acre Project Site from Residential 3 (R3) District to Residential Single-Family 10 (RS10) District. The Project Site, consisting of Assessor Parcel Numbers 488-190-005, 488-190-027, and 488-190-028, is located on the south side of Cottonwood Avenue, east of Nason Street, north of Bay Avenue.

## **ALTERNATIVES**

1. Conduct the Second Reading by title only and adopt Ordinance No. 1016. (**Staff recommends this alternative**).
2. Provide revisions to the draft Ordinances and have staff return with the revised draft for another adoption process. (**Staff does not recommend this alternative**).
3. Provide alternate direction to staff. (**Staff does not recommend this alternative**).

## **FISCAL IMPACT**

The development of Proposed Project will generate approximately \$4,488,750 in one-time Development Impact Fees, based on the current rate of \$13.30 per square foot (average of 2,500 square feet per 135 houses). The Proposed Project will also produce one-time fees for Public Art of approximately \$405,000. The Development Impact Fee amount is subject to change due to fee schedule change or final project area and units.

## **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  
Principal Planner

Department Head Approval:  
Sean Kelleher  
Assistant City Manager

Concurred By:  
Robert Flores  
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

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

Sean Kelleher

Natalia Lopez

Launa Jimenez

Brian Mohan

Mike Lee

Patty Rodriguez