

RESOLUTION NUMBER 2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND SUBSEQUENTLY ADOPT THE ORDINANCE REQUIRING SECURITY PLANS FOR ALL COMMERCIAL CENTERS EXCEEDING TWO ACRES AND ALL NEWLY CONSTRUCTED MULTI-FAMILY HOUSING PROJECTS EXCEEDING 50 UNITS

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, morals and/or safety; and

WHEREAS, Section 9.02.050 (Amendments to zoning districts or other provisions of Title 9) of Chapter 9.02 (Permits and Approvals) of Title 9 (Planning and Zoning) of the Municipal Code provides that either the staff or the Planning Commission may initiate amendments to the provisions of Title 9; and

WHEREAS, upon Staff’s recommendation, the Planning Commission recommended that the City Council adopt an Ordinance amending Section 9.08.270 (Security Plan and On-Site Security Requirements) of Chapter 9.08 (General Development Standards) of Title 9 (Planning and Zoning) to require that all commercial centers exceeding two acres in size and newly developed multi-family projects consisting of more than 50 dwelling units submit a security plan to the City for its review and approval (PEN25-0022); and

WHEREAS, staff has determined that PEN25-0022 is consistent with the 2006 General Plan and its goals, objectives, policies, and programs, and with any applicable specific plan; and

WHEREAS, staff has further determined that PEN25-0022 will not adversely affect the public health, safety or general welfare and will enhance public safety and the general welfare through the adoption and implementation of security plans intended to protect the safety of the general public and thus improve the general welfare of the community at large; and

WHEREAS, staff has also determined that PEN25-0022 is consistent with the purposes and intent of Title 9; and

WHEREAS, staff has determined that PEN25-0022 is exempt from the California Environmental Quality Act (“CEQA”) in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendment involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendment will have a significant effect on the environment; and

WHEREAS, on March 27, 2025, a duly noticed public hearing was conducted by the Planning Commission at which time all interested persons were provided an opportunity to testify and to present evidence; and

WHEREAS, after the public hearing was closed, the Planning Commission voted to adopt Planning Commission Resolution No. 2025-03 recommending that the City Council adopt an Ordinance amending Section 9.08.270 (Security Plan and On-Site Security Requirements) of Chapter 9.08 (General Development Standards) of Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code requiring security plans for all existing commercial centers larger than two acres and all newly constructed commercial centers larger than two acres and multifamily projects consisting of more than 50 dwelling units; and

WHEREAS, on March 27, 2025, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission considered and recommended that the City Council approve PEN25-0022.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Evidence

That the Planning Commission has considered all of the evidence submitted into the administrative record for PEN25-0022 including, but not limited to, the following:

- (a) PEN25-0022 and all relevant provisions referenced therein;
- (b) Moreno Valley Municipal Code;
- (c) 2006 General Plan;
- (d) Staff Report prepared for the Planning Commission’s consideration and all documents, records and references related thereto, and Staff’s presentation at the public hearing; and
- (e) Testimony comments and/or correspondence from all persons that were

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

provided in written format or correspondence, at, or prior to, the public hearing.

Section 3. Findings

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission hereby finds as follows:

- (a) That PEN25-0022 is consistent with the existing goals, objectives, policies and programs of the 2006 General Plan;
- (b) That PEN25-0022 will not adversely affect the public health, safety or general welfare, and will enhance public safety and the general welfare through the adoption and implementation of security plans intended to protect the safety of the general public and thus improve the general welfare of the community at large;
- (c) That PEN25-0022 is consistent with the purposes and intent of Title 9; and
- (d) That PEN25-0022 is exempt from the California Environmental Quality Act (“CEQA”) in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment; and
- (e) That in light of the public safety concerns pertaining to large commercial centers related to theft, loitering, assaults, and other crimes, the proposed ordinance is intended to be applied to all existing commercial centers larger than two acres.

Section 4. Recommendation

That based on the foregoing Recitals, Evidence in the Administrative Record and Findings, as set forth above, the Planning Commission hereby recommends that the City Council introduce and subsequently adopt the proposed ordinance, attached hereto as Exhibit 1, which is on file with the Community Development Department.

Section 5. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution are hereby repealed.

Section 6. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any

final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 7. Effective Date

That this Resolution shall take effect immediately upon the date of adoption.

Section 8. Certification

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

PASSED AND ADOPTED THIS 27th DAY OF MARCH 2025.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Angelica Frausto-Lupo

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit 1: Draft Ordinance

Exhibit 1
Draft Ordinance