



TO: Mayor and Council

FROM: ANGELICA FRAUSTO-LUPO, COMMUNITY
DEVELOPMENT DIRECTOR
STAFF LIASION: COLBY CATALDI, PLANNING
OFFICIAL

AGENDA DATE: August 19, 2025

TITLE: PLANNING COMMISSION 2024-2025 FISCAL YEAR
ANNUAL REPORT

TITLE SUMMARY: Planning Commission Annual Report

SUMMARY

The purpose of the Planning Commission is to provide an additional forum and opportunity for community participation in the public decision-making process, perform administrative acts on behalf of the City as may be directed by the City Council, and to provide advice to the City Council on specific policy-related issues. Title 2.20.020.06.3 of the Moreno Valley Municipal Code requires the Planning Commission to provide the City Council with an annual report. This report summarizes the accomplishments and progress toward implementing the goals, policies, and programs of the Planning Commission from July 1, 2024, through June 30, 2025.

COMPOSITION

The following persons currently serve as voting members:

1. Alvin DeJohnette, Chairperson (Term expires 3/31/25)
2. Ray Baker, Vice Chairperson (Term expires 3/31/25)
3. Omar Cobian, Commissioner (Term expires 3/31/25)
4. JoAnn Stephan, Commissioner (Term expires 3/31/25)
5. Daryl C. Terrell, Commissioner (Term expires 3/31/27)
6. David Zeitz, Commissioner (Term expires 3/31/27)

7. Nicole Taylor, Commissioner (Term expires 3/31/27)

The current Chair is Alvin DeJohnette and the current Vice Chair is Ray Baker.

RECOMMENDATIONS SUBMITTED TO COUNCIL/DISPOSTION

Aquabella Specific Plan Amendment (SP-218)

On October 24, 2024, the Planning Commission approved Resolution Nos. 2024-32 and 2024-33, recommending that the City Council approve General Plan Amendment (PEN24-0041), Specific Plan Amendment (PEN23-0109), Tentative Tract Map No. 38850, and Development Agreement (PEN23-0119) to modify and expand the Aquabella Specific Plan (SP-218). Subsequently, the City Council approved the Aquabella Specific Plan Amendment Project at the December 3, 2024 City Council Meeting.

The Project will create a master planned community with 15,000 multifamily/workforce housing units, a 49,000 square-foot mixed-use commercial and retail center with a 300-room hotel. It will also provide approximately 80-acres of open space with a central lake and adjacent lake promenade, plus several acres of neighborhood parks throughout the community. The Proposed Project includes approximately 40-acres of land that may accommodate up to three new elementary schools and one middle school, in addition to the existing high school site within the current Aquabella Specific Plan. The Project will also provide future associated public services and facilities, on and offsite infrastructure improvements, and other various facilities and amenities. Additionally, the Project incorporates a negotiated "Public Benefit" for the City that includes the development of a turn-key Senior Center by the Applicant on land that will be dedicated to the City.

Freeway Oriented Sign

On November 21, 2024, the Planning Commission approved the installation of a double-faced digital display Freeway Oriented Sign with light emitting diodes (LED) on both faces. The project will be located on the southwest portion of the StorQuest RV and Boat Storage site directly north of Spruce Avenue and State Route 60. The project also included a Development Agreement that was subsequently approved by the City Council on January 7, 2025. The Development Agreement incorporated a negotiated "Public Benefit" for the City that includes a one-time donation of \$500,000 to the Moreno Valley Foundation, a twenty percent (20%) profit-sharing with the City of Moreno Valley for 30-years (term of Development Agreement), and access to use the Freeway Sign for public service announcements (PSA).

Security Plan Ordinance

On March 27, 2025, the Planning Commission approved Resolution No. 2025-03 recommending that the City Council introduce and adopt an Ordinance requiring the formation of a security plan and implementation of on-site security requirements for all commercial centers exceeding two acres, and all newly constructed multi-family housing projects exceeding fifty units. At minimum the security plan shall include surveillance cameras, video recording systems, and a centrally monitored alarm system. This initiative

was approved by City Council at the May 6, 2025, City Council Meeting.

Town Center at Moreno Valley Specific Plan (SP-222)

On May 8, 2025, the Planning Commission approved Resolution Nos. 2025-06 and 2025-07, recommending that the City Council approve General Plan Amendment and General Plan Land Use Map Amendment (PEN25-0007), Change of Zone and Zoning Atlas (Map) Amendment (PEN21-0335), Specific Plan (PEN21-0334), and Tentative Tract Map No. 38421 for the Town Center at Moreno Valley Specific Plan (SP-222).

The Project provides the framework for an urban, mixed-use specific plan area consisting of the development of up to 800 housing units, a 105,809 square-foot mixed-use commercial and retail center with a 106-room hotel, and 20,160 square feet of retail dining space. The Project also provides for the development of a 30,000 square foot civic center and 4.9 acres of public park uses. The Project, as it is implemented, will provide a variety of housing types including market rate for-sale and rental housing, along with state mandated affordable housing. The project will also provide associated public services and facilities, onsite and offsite infrastructure improvements, and other various facilities and amenities.

The Town Center at Moreno Valley Specific Plan was subsequently approved by the City Council at the June 17, 2025 City Council meeting.

OTHER ACTIVITIES

Planning Commissioners Academy

From March 5, 2025 to March 7, 2025, several members of the Planning Commission attended the 2025 Planning Commissioners Academy in Santa Rosa, California. The Planning Commissioners attended sessions that focused on topics related to Planning Commission fundamentals, California Environmental Quality Act (CEQA) basics, housing law basics, housing element implementation, density bonus law, and other relevant subjects.

FUTURE ITEMS

Moreno Valley 2040 Project

The City has prepared a Revised Draft Program EIR for the proposed MoVal 2040 Project. This project consists of the 2024 General Plan Update (“2024 GPU”), associated Zoning text amendments to Title 9 (Planning & Zoning) and Zoning Atlas amendments, and 2024 Climate Action Plan (“CAP”). A Notice of Availability has been published that informs the public that the Revised Draft Program EIR and its technical appendices are available for public review. The forty-five (45) day public review period began on July 7, 2025 and ends on August 21, 2025. The proposed project is tentatively scheduled to go to a Planning Commission public hearing in October of 2025.

Fall 2025 Omnibus

The Fall 2025 Omnibus Municipal Code amendment will include various updates for the purpose of complying with State Law and clarifying and streamlining various development standards within Municipal Code. The City aims to carry out an Omnibus Municipal Code Amendment on a biannual basis to stay up to date with new state laws. The Fall 2025 Omnibus project is tentatively scheduled for a Planning Commission public hearing in November of 2025.

Planning Commissioner Workshop

On September 4, 2025, Planning Commissioners have been invited to attend the Planning Commissioner Workshop being held by the Inland Empire Section of the American Planning Association. The workshop will focus on topics related to making findings, denial proceedings, the Brown Act, conflict of interest laws, and due process requirements. Planning Commissioners will also receive a legislative update and an overview on relevant state laws.

ATTENDANCE

The Planning Commission held twelve regular meetings and no special meetings during the 2024-2025 fiscal year.

| Name | Regular Meeting Absences | Special Meeting Absences | Percent Absent |
|--|---------------------------------|---------------------------------|-----------------------|
| Alvin DeJohette | 1/12 | 0/0 | 8% |
| Ray Baker | 1/12 | 0/0 | 8% |
| Omar Cobian | 2/12 | 0/0 | 17% |
| JoAnn Stephan | 0/12 | 0/0 | 0% |
| Daryl C. Terrell | 0/12 | 0/0 | 0% |
| David Zeitz | 0/12 | 0/0 | 0% |
| Nicole Taylor <i>(Commissioner as of 1/9/25)</i> | 0/5 | 0/0 | 0% |
| Erlan Gonzalez <i>(No longer a Commissioner as of 12/10/24)</i> | 1/6 | 0/0 | 17% |

PREPARATION OF STAFF REPORT

Prepared by:
Miguel Del Rio
Senior Planner

Reviewed and Approved by:
Angelica Frausto-Lupo
Community Development Director

PLANNING COMMISSION ATTENDANCE - FISCAL YEAR 2025

| Meeting Dates | 7/11/2024 | 7/25/2024 | 9/26/2024 | 10/10/2024 | 10/24/2024 | 11/21/2024 | 12/12/2024 | 1/9/2025 | 1/23/2025 | 2/13/2025 | 2/27/2025 | 3/13/2025 | 3/27/2025 | 4/10/2025 | 4/24/2025 | 5/8/2025 | 5/22/2025 | 6/12/2025 | 6/26/2025 |
|--|-----------|-----------|-----------|------------|------------|------------|------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|
| Erlan Gonzalez -resign December 2024 | P | P | P | A | P | P | X | | | | | | | | | | | | |
| Alvin DeJohette, Chairperson | P | P | P | P | P | P | P | P | C | C | U | C | P | C | C | P | P | C | C |
| Ray Baker, Vice Chairperson | P | P | P | P | P | A | P | P | C | C | P | C | P | C | C | P | P | C | C |
| Omar Cobian, Commissioner | P | P | A | P | A | P | P | P | C | C | P | C | P | C | C | P | U | C | C |
| JoAnn Stephan, Commissioner | P | P | P | P | P | P | P | P | C | C | P | C | P | C | C | P | E | C | C |
| Daryl Terrell, Commissioner | P | P | P | P | P | P | P | P | C | C | P | C | P | C | C | P | P | C | C |
| David Zeitz, Commissioner | P | P | P | P | P | P | P | P | C | C | P | C | P | C | C | P | P | C | C |
| Nicole Taylor, Commissioner, as of 1/7/25 | P | X | P | P | P | P | P | P | C | C | P | C | P | C | C | P | P | C | C |
| Gabriela Mendez, Alternate Commissioner, as of 1/7/25 Resigned 5/8/25 | | | | | | | | NA | C | C | P | C | P | C | C | Resigned | | | |
| VACANT, Alternate Commissioner | | | | | | | | | | | | | | | | | | | |

- P = Present
- U = Unexcused
- E = Excused
- A= Absent - Special meeting
- C = Canceled - Reason?
- EN = Excused, not required, (only for Council Member)
- ** = Not on board yet