



robert m. beers pe

PROJECT APPEAL LETTER

Monday, January 12, 2026

City of Moreno Valley
Angelica Frausto-Lupo
Community Development Director
14177 Frederick Steet
Moreno Valley, CA 92533

Re: Planning Commission Denial of PEN24-0021, PEN24-0022, PEN24-0023 & PEN24-0024
(TTM 37858, CUP for PUD, GPA & ZC)
Bradshaw Street property in the City of Moreno Valley

Dear Ms. Frausto-Lupo:

On behalf of RC Hobbs Companies, we are filing an appeal to be heard by City Council regarding the denial of our project by the City of Moreno Valley Planning Commission this past Thursday, January 8, 2026.

The Planning Commission made findings that:

- The proposed Change of Zone and General Plan amendment are not consistent with the goals, objectives, policies and programs of the General Plan; and
- The proposed Change of Zone and General Plan amendment would adversely affect the public health, safety or general welfare.

During the deliberations by the Planning Commission, the individual Planning Commissioners all commented on the project in the positive, stating that they liked the land plan, the architecture, and the smaller lot sizes for the project, as that would enable the future homes to be more affordable than new homes on conventional R5 lots. The issue of affordability is an ongoing concern in the California Real Estate market, and innovative projects like our project are absolutely consistent goals, objectives, policies and programs of the General Plan and would not adversely affect the public health, safety or general welfare.

The City Council has previously approved two other single family tentative maps along Bradshaw Circle (PEN 18-005 & PEN18-0154), both of which were conditioned to complete the frontage street improvements for Bradshaw Circle to Public Standards and offer the Bradshaw Street Right-of-Way to the City of Moreno Valley for public street and utility purposes..

Our project was specifically conditioned to complete not only the street improvements along our frontage along Bradshaw Circle, but also the street improvements including curb and gutter improvements for the balance of Bradshaw Circle so the City can accept Bradshaw Circle as a publicly maintained street.

We request the City Council consider our proposed project under this appeal at a future City Council Hearing.

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For reference here is the status of the existing Bradshaw Circle Street improvements and right-of-way. Bradshaw Circle along our property frontage was created by PM 8114 which recorded on August 5, 1977. An offer of dedication for public street and utility purposes was made for the Bradshaw Circle Right-of-Way to the County of Riverside, but not accepted as the street was not improved to County Standards.

Bradshaw Circle right-of-way was subsequently offered again for dedication for public street and utility purposes by two subsequent Parcel Maps, PM 11822 recorded October 11, 1978, and PM 16636 recorded September 23, 1981

City Staff stated that the street improvements would not be accepted for public maintenance until all of the street improvements are completed to current City Standards. Until such time, each underlying property is responsible for the maintenance of the street improvements. With TTM 37858 we propose to complete the street improvements for Bradshaw Circle to public standards so the City will accept the street improvements for Public Maintenance..

The purpose of a PUD is to establish flexible standards to encourage innovation in housing types and provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. Our project meets all of the objective criteria of a PUD and we encourage the City Council to reconsider this project approval.

Please call me if you have any questions regarding these items.

Sincerely,

Robert M. Beers, PE