

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE (PEN24-0024) TO AMEND THE CITY ZONING ATLAS FROM RESIDENTIAL 5 (R5) DISTRICT TO RESIDENTIAL SINGLE-FAMILY 10 (RS10) DISTRICT, FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF CACTUS AVENUE AND BRADSHAW CIRCLE, EAST OF MORENO BEACH DRIVE (APNS: 478-090-018, 478-090-024, AND 478-090-225)

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and has the authority to approve amendments to the City’s General Plan and the City’s Zoning Atlas; and

WHEREAS, Shay Mueller of RC Hobbs Companies (“Applicant”) submitted applications for a General Plan Amendment (PEN24-0023) to change the existing land use designation to Residential (R10), a Change of Zone (PEN24-0024) to change the zoning designation to Residential Single-Family 10 (RS10) District, a Conditional Use Permit (CUP) (PEN24-0022) for a Planned Unit Development (PUD) and a Tentative Tract Map (TTM) (PEN24-0021) for a 4.81-acre site that will be subdivided into 37 single-family residential lots (“Proposed Project”), on the northeast corner of Cactus Avenue and Bradshaw Circle, east of Moreno Beach Drive (APNS: 478-090-018, 478-090-024, and 478-090-025) (“Project Site”)

WHEREAS, on January 8, 2026, a duly noticed Public Hearing was duly conducted by the Planning Commission to consider the Proposed Project, at which time all interested persons were provided with an opportunity to testify and to present evidence; and

WHEREAS, on January 8, 2026, the Planning Commission denied the Proposed Project, by denying General Plan Amendment (PEN24-0023) and Change of Zone (PEN24-0024); and

WHEREAS, the Applicant timely filed an Appeal of the Planning Commission’s denial of the Proposed Project; and

WHEREAS, on February 17, 2026, the City Council conducted a duly noticed Public Hearing on the Appeal of the Planning Commission’s denial of the Proposed Project’s General Plan Amendment (PEN24-0023) and Change of Zone (PEN24-0024), and reviewed and considered the Proposed Project’s Conditional Use Permit (CUP) (PEN24-0022) for a Planned Unit Development (PUD), Tentative Tract Map (TTM) (PEN24-0021) and Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program; and

WHEREAS, on February 17, 2026, at a duly noticed Appeal Hearing of the City Council, all interested persons were provided an opportunity to testify and to present evidence; and

WHEREAS, on February 17, 2026, the City Council reversed the Planning Commission’s denial of the Proposed Project’s General Plan Amendment (PEN24-0023) and Change of Zone (PEN24-0024), and approved the Proposed Project’s Conditional Use Permit (CUP) (PEN24-0022) for a Planned Unit Development (PUD), Tentative Tract Map (TTM) (PEN24-0021) and Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program, subject to the findings set forth below in the respective Resolution.

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1 AMENDMENT OF THE OFFICIAL ZONING ATLAS

The City of Moreno Valley Official Zoning Atlas, as adopted by Ordinance No. 359, in 1992, of the City of Moreno Valley, and as amended thereafter from time to time by the City Council of the City of Moreno Valley, is further amended by placing in effect the zone or zone classification to Page 101 of the Official Zoning Atlas as shown on the attached map marked “Exhibit A” and included herein by reference and on file in the office of the City Clerk.

SECTION 2. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance 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 ordinance as hereby adopted shall remain in full force and effect.

SECTION 3. REPEAL OF CONFLICTING PROVISIONS

That all the provisions of the Municipal Code as heretofore adopted by the City of Moreno Valley that are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. EFFECT OF ENACTMENT

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5. NOTICE OF ADOPTION

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after the date of its second reading.

SECTION 7. CERTIFICATION

That the City Clerk shall certify to the passage and adoption of this Ordinance, enter the same in the book for original ordinances of the City, and make a minute of passage and adoption thereof in the records of the proceedings of the City Council, in the minutes of the meeting at which this Ordinance is passed and adopted.

APPROVED AND ADOPTED this 17th day of February 2026.

Ulises Cabrera
Mayor
City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:
Exhibit A: Official Zoning Atlas Page 101

ORDINANCE JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, M. Patricia Rodriguez, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. YYYY-__ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the ____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

M. PATRICIA RODRIGUEZ, CITY CLERK

(SEAL)

Exhibit A

Official Zoning Atlas Page 101