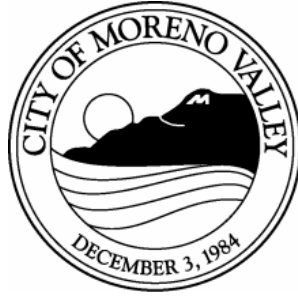

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, May 26, 2016 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

APPROVAL OF MINUTES

Planning Commission - Regular Meeting - Apr 28, 2016 7:00 PM

Approve as submitted

Planning Commission - Regular Meeting - May 12, 2016 7:00 PM

Approve as submitted

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

1. Case: PA16-0017 - Sign Ordinance Amendment for Political Signs
Applicant: City of Moreno Valley
Owner: N/A
Representative: N/A
Location: Citywide
Case Planner: Mark Gross, AICP
Council District: N/A

Proposal: Sign Ordinance Amendment - Political Signs

****ITEM NO. 1 HAS BEEN REMOVED FROM THE AGENDA****

2. Case: PA15-0005 Conditional Use Permit and P15-092 Variance
Applicant: VZW/Cortel
Owner: Southern California Edison
Representative: Andrea Urbas
Location: Southwest corner of Kitching Street and John F. Kennedy Drive

Case Planner: Gabriel Diaz

Council District: 4

Proposal: PA15-0005 Conditional Use Permit and P15-092
Variance

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-16, and thereby:

1. **RECOGNIZE** that Variance P15-092 and Conditional Use Permit PA15-0005 qualify as an exemption in accordance with CEQA Guidelines, Section 15303 (New Construction or Conversion of Small Structures); and
2. **APPROVE** Variance P15-092 and Conditional Use Permit PA15-0005 based on the findings contained in Planning Commission Resolution 2016-16.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, **June 23, 2016 at 7:00 P.M.**, City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street, Moreno Valley, CA 92552

1 CITY OF MORENO VALLEY PLANNING COMMISSION
2 REGULAR MEETING
3 CITY HALL COUNCIL CHAMBER – 14177 FREDERICK STREET
4

5 Thursday, April 28th, 2016, 7:00 PM

6
7
8 CALL TO ORDER
9

10 CHAIR LOWELL – Good evening ladies and gentleman. I would like to call the
11 Regular Meeting of the Planning Commission to order. Today is Thursday, April
12 28th, 2016. The time is a little past 7:00 PM. It's 7:08 PM. May we have roll call
13 please?
14

15
16 ROLL CALL
17

18 Commissioners Present:

19 Commissioner Ramirez
20 Commissioner Korzec
21 Commissioner Van Natta
22 Commissioner Baker
23 Commissioner Barnes
24 Vice Chair Sims
25 Chair Lowell
26 Alternate Commissioner Nickel
27 Alternate Commissioner Gonzalez
28

29 Staff Present:

30 Rick Sandzimier, Planning Official
31 Paul Early, Assistant City Attorney
32 Chris Ormsby, Senior Case Planner
33 Claudia Manrique, Associate Planner
34 Erica Tadeo, Administrative Assistant
35
36

37 PLEDGE OF ALLEGIANCE
38
39

40 CHAIR LOWELL – Wow. We have a full crew today. That's awesome. With
41 that, I would like to invite Vice Chair Sims to lead us in the Pledge of Allegiance.
42

43 VICE CHAIR SIMS – Please stand and follow me in the Pledge of Allegiance.
44

1 **APPROVAL OF THE AGENDA**

2
3 **Approval of Agenda**

4
5
6 **CHAIR LOWELL** – Thank you very much. Now we are moving onto approval of
7 tonight’s Agenda. I don’t know if we have the voting option available. Would
8 anybody like to motion to approve tonight’s Agenda?

9
10 **COMMISSIONER VAN NATTA** – I move to approve tonight’s Agenda.

11
12 **COMMISSIONER BAKER** – I’ll second.

13
14 **CHAIR LOWELL** – We have a motion and a second. Should we just say “I” or
15 should we do the votes on here? I don’t have the option just yet. There we go.

16
17 **COMMISSIONER VAN NATTA** – There it goes.

18
19 **CHAIR LOWELL** – Okay, Commissioner Baker could you hit second? Now let’s
20 cast your votes. Great. We have approved tonight’s Agenda 7-0.

21
22
23 Opposed – 0

24
25
26 **Motion carries 7 – 0**

27
28
29 **CONSENT CALENDAR**

30
31 *All matters listed under Consent Calendar are considered to be routine and all*
32 *will be enacted by one rollcall vote. There will be no discussion of these items*
33 *unless Members of the Planning Commission request specific items be removed*
34 *from the Consent Calendar for separate action.*

35
36
37 **CHAIR LOWELL** – Moving onto the Consent Calendar. Do we have any items
38 on the Consent Calendar tonight?

39
40 **PLANNING OFFICIAL RICK SANDZIMIER** – Just the approval of the Minutes.

41
42 **CHAIR LOWELL** – Yes, that is correct. So I have a list of all the Commissioners
43 that were seated on the various Minutes, so we will just take them one by one by
44 one.

1 **APPROVAL OF MINUTES**

2
3 **Planning Commission - Regular Meeting - Oct 8, 2015 7:00 PM**

4
5 **Approve as submitted.**

6
7 **Planning Commission - Regular Meeting - Oct 22, 2015 7:00 PM**

8
9 **Approve as submitted.**

10
11 **Planning Commission - Regular Meeting - Nov 12, 2015 7:00 PM**

12
13 **Approve as submitted.**

14
15 **Planning Commission - Regular Meeting - Feb 25, 2016 7:00 PM**

16
17 **Approve as submitted.**

18
19 **Planning Commission - Regular Meeting - Mar 24, 2016 7:00 PM**

20
21 **Approve as submitted.**

22
23
24
25 **CHAIR LOWELL** – So, for the October 8th, 2015, Regular Meeting of the
26 Planning Commission we had Commissioner Gonzalez, Commissioner Korzec,
27 Commissioner Nickel, Commissioner Baker, Commissioner Barnes, Vice Chair
28 Sims and myself. Of those seven people, who would like to motion to approve
29 the.....can we just do a roll call vote on these since we don't have the alternates
30 seated? Yeah, I was going to ask for that. So, who would like to motion to
31 approve the October 8th, 2015, Minutes?

32
33 **COMMISSIONER BAKER** – I'll move to approve the October 8th, 2015, Minutes.

34
35 **COMMISSIONER BARNES** – I second.

36
37 **CHAIR LOWELL** – We have a motion and a second. Could we have a roll call
38 vote? What was it? We have Commissioner Gonzalez, Commissioner Korzec,
39 Commissioner Nickel, Commissioner Baker, Commissioner Barnes, Vice Chair
40 Sims and myself.

41
42 **COMMISSIONER GONZALEZ** – Yes

43
44 **COMMISSIONER NICKEL** – I

45
46 **COMMISSIONER KORZEC** – Yes

Minutes Acceptance: Minutes of Apr 28, 2016 7:00 PM (APPROVAL OF MINUTES)

1
2 **COMMISSIONER BAKER** – Yes

3
4 **COMMISSIONER BARNES** – Yes

5
6 **VICE CHAIR SIMS** – Yes

7
8 **CHAIR LOWELL** – Yes. That passes 7-0.

9
10
11 Opposed – 0

12
13
14 **Motion carries 7 – 0**

15
16
17 **CHAIR LOWELL** – Moving onto the October 22nd, 2015, Regular Meeting of the
18 Planning Commission. Who would like to motion to approve the Minutes from
19 that meeting?

20
21 **COMMISSIONER BARNES** – I so move.

22
23 **COMMISSIONER VAN NATTA** – I second.

24
25 **CHAIR LOWELL** – We have a move and a second, perfect. So we have
26 Commissioner Nickel, Commissioner Korzec, Commissioner Van Natta,
27 Commissioner Gonzalez, Commissioner Barnes, Vice Chair Sims and myself.

28
29 **ASSISTANT CITY ATTORNEY PAUL EARLY** – If I may just make a
30 suggestion. If you'd like to, because there are so many of these, instead of
31 taking a rollcall vote you could just call for "I" and "neigh" and only record if there
32 are any neighs since these are likely to go by unanimous consent.

33
34 **CHAIR LOWELL** – Should we just do them blanketing and have everybody
35 vote?

36
37 **ASSISTANT CITY ATTORNEY PAUL EARLY** – It might make it more efficient
38 for you.

39
40 **CHAIR LOWELL** – Okay, well let's just do that. Let's just say then, since we
41 have a motion and a second for the October 22nd, 2015, Meeting Minutes, all in
42 favor of approval say "I."

43
44 **COMMISSIONER NICKEL** – I

45
46 **COMMISSIONER KORZEC** – I

1
2 **COMMISSIONER VAN NATTA** – I

3
4 **COMMISSIONER GONZALEZ** – I

5
6 **COMMISSIONER BARNES** – I

7
8 **VICE CHAIR SIMS** – I

9
10 **CHAIR LOWELL** – I

11
12
13
14 **CHAIR LOWELL** – All opposed say “neigh.” No opposed.

15
16
17 Opposed – 0

18
19
20 **Motion carries 7 – 0**

21
22
23
24 **CHAIR LOWELL** – Moving onto the November 12th, 2015, Regular Meeting.
25 We had Commissioner Ramirez, Commissioner Korzec, Commissioner Van
26 Natta, Commissioner Baker, Commissioner Barnes, Vice Chair Sims and myself.
27 All those in favor of approving these Minutes.....

28
29 **COMMISSIONER VAN NATTA** – You still have to have a motion.

30
31 **CHAIR LOWELL** – We still need a motion?

32
33 **ASSISTANT CITY ATTORNEY PAUL EARLY** – You would still need a motion,
34 but you could do a motion for all the Minutes if you wanted to.

35
36 **CHAIR LOWELL** – Okay.

37
38 **ASSISTANT CITY ATTORNEY PAUL EARLY** – And then take the “I” and
39 “neigh” then and simply record if there are any neighs on the Minutes.

40
41 **CHAIR LOWELL** – That’s a better way of doing it. Would anybody like to
42 motion to approve all the Minutes for tonight?

43
44 **COMMISSIONER VAN NATTA** – I move to approve all the remaining Minutes
45 that have not yet been approved.
46

1 **COMMISSIONER BAKER** – I’ll second.
2
3 **CHAIR LOWELL** – Perfect. We have a motion by Commissioner Van Natta and
4 a second by Commissioner Baker. All in favor of the November 12th, 2015,
5 Regular Meeting say “I.”
6
7 **COMMISSIONER RAMIREZ** – I
8
9 **COMMISSIONER KORZEC** – I
10
11 **COMMISSIONER VAN NATTA** – I
12
13 **COMMISSIONER BAKER** – I
14
15 **COMMISSIONER BARNES** – I
16
17 **VICE CHAIR SIMS** – I
18
19 **CHAIR LOWELL** – I
20
21
22
23 **CHAIR LOWELL** – All opposed say “neigh.” Nobody? That’s 7-0.
24
25
26 Opposed – 0
27
28
29 **Motion carries 7 – 0**
30
31
32
33 **CHAIR LOWELL** – Moving onto the February 25th, 2016, Regular Meeting of the
34 Planning Commission. All in favor of approving the Minutes say “I.”
35
36 **COMMISSIONER RAMIREZ** – I
37
38 **COMMISSIONER KORZEC** – I
39
40 **COMMISSIONER VAN NATTA** – I
41
42 **COMMISSIONER BAKER** – I
43
44 **COMMISSIONER BARNES** – I
45
46 **VICE CHAIR SIMS** – I

Minutes Acceptance: Minutes of Apr 28, 2016 7:00 PM (APPROVAL OF MINUTES)

1
2 **CHAIR LOWELL** – I

3
4
5
6 **CHAIR LOWELL** – All opposed say no. That passes 7-0 again.

7
8
9 Opposed – 0

10
11
12 **Motion carries 7 – 0**

13
14
15
16 **CHAIR LOWELL** – Moving onto the March 24th, 2016.....

17
18 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Chair, I think the motion was to
19 approve them all, so that last vote since there were no neighs the Minutes can
20 just reflect that all of them are passed.

21
22 **CHAIR LOWELL** – One by one?

23
24 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Yeah. Your motion was to
25 approve them all, so they are all already approved.

26
27 **CHAIR LOWELL** – Okay. That was difficult. They are all approved.

28
29 **COMMISSIONER BARNES** – We’re done. I like it.

30
31 **CHAIR LOWELL** – Now we should have one per meeting as we go on now that
32 we’re caught up to date, I believe. Okay and that moves us onto the Public
33 Comments procedure.

34
35
36 **PUBLIC COMMENTS PROCEDURE**

37
38 *Any person wishing to address the Commission on any matter, either under*
39 *Public Comments section of the Agenda or scheduled items or public hearings,*
40 *must fill out a “Request to Speak” form available at the door. The completed*
41 *form must be submitted to the Secretary prior to the Agenda item being called by*
42 *the Chairperson. In speaking to the Commission, member of the public may be*
43 *limited to three minutes per person, except for the applicant for entitlement. The*
44 *Commission may establish an overall time limit for comments on a particular*
45 *Agenda item. Members of the public must direct their questions to the*
46 *Chairperson of the Commission and not to other members of the Commission,*

1 *the applicant, the Staff, or the audience. Additionally, there is an ADA note.*
2 *Upon request, this Agenda will be made available in appropriate alternative*
3 *formats to persons with disabilities in compliance with the Americans with*
4 *Disabilities Act of 1990. Any person with a disability who requires a modification*
5 *or accommodation in order to participate in a meeting should direct their request*
6 *to Guy Pagan, our ADA Coordinator, at (951) 413-3120 at least 48 hours prior to*
7 *the meeting. The 48-hour notification will enable the City to make reasonable*
8 *arrangements to ensure accessibility to this meeting.*

9
10
11 **CHAIR LOWELL** – So we have Non-Public Hearing Items. Does anybody wish
12 to speak on an item that’s not on the Agenda tonight? We do have one person.
13 Do we have a Speaker Slip for them?

14
15 **ADMINISTRATIVE ASSISTANT ERICA TADEO** – Rafael Brugueras.

16
17 **CHAIR LOWELL** – Perfect.

18
19 **SPEAKER RAFAEL BRUGUERAS** – Good evening Commissioners, Staff,
20 guests, and residents. I wanted to sit there and just listen today but it’s hard
21 because I go to other meetings, and I go to the chambers meeting and I hear
22 people say there’s nothing to do with Moreno Valley. And that’s true because a
23 lot of other stuff got voted out (speedways, Disneyland, Magic Mountain). They
24 all went somewhere else. But I am proud of Moreno Valley because we have
25 jobs. We have big companies that are here supporting us. We have a base, the
26 World Logistics Center, Amazon, Harbor Freight, and all these big companies
27 that are here that people don’t see while their driving towards the freeway
28 because most of them are hidden behind barriers and that’s good because that’s
29 what they wanted. They didn’t want to see the big buildings that have jobs that
30 employ Moreno Valley residents and other people from the region. You know,
31 we all can’t have everything that we want. But I’d rather have a City that can
32 help the State of California, our County, Riverside, and the region with jobs. I’d
33 rather have a lot of jobs, a lot of homes, a lot of small businesses doing well in
34 Moreno Valley than nothing. Okay? Now if you want a speedway, baseball field,
35 then come out to the meetings and complain. Make your voice heard. That’s the
36 only way things will get done but don’t complain behind the Board or behind the
37 Chairs and talk about there is nothing to do in Moreno Valley. There’s a lot of
38 things in Moreno Valley you can do. I mean, we have sports, we’ve got parades.
39 You know, we’ve got a lot of things. So stop complaining, really, residents. Be
40 part of the committee. Come out to the meetings and voice your opinions so we
41 can sort it all out, but Moreno Valley is not going to give up creating jobs. That is
42 a fact, and I’m deeply grateful for the Planning Commissioners that are here
43 today. Their new, their bright, and they care about the City, and that’s what we
44 want. We want seven professional people that love their City and want to
45 continue to provide jobs so they can go to Disneyland and Magic Mountain in

1 Buena Park but come home to Moreno Valley. We have jobs. You want jobs in
2 the City. Thank you.

3
4 **CHAIR LOWELL** – Thank you very much. I don't see anybody, so I will.....do
5 we have anymore Speaker Slips?

6
7 **ADMINISTRATIVE ASSISTANT ERICA TADEO**– We do not.
8
9

10
11 **NON-PUBLIC HEARING ITEMS**
12

13 1. Weed Abatement and Weed Barriers on Private Property (Report of:
14 Community Development)
15

16 Case: Discussion item regarding weed abatement and weed
17 barriers

18
19 Applicant: City of Moreno Valley
20

21 Owner: Not applicable
22

23 Representative: Not applicable
24 Location: City-wide
25

26 Case Planner: Chris Ormsby
27

28 Council District: Not applicable
29
30
31

32 **CHAIR LOWELL** – Okay, then the Public Comments portion is now closed.
33 Moving onto Non-Public Hearing Items. We do have one item tonight, which is a
34 discussion item regarding weed abatement and weed barriers. The Case
35 Planner is Mr. Chris Ormsby.
36

37 **PLANNING OFFICIAL RICK SANDZIMIER** – Yes before Chris speaks I just
38 wanted to, for the record, so the public is also aware, clarify this item is a Non-
39 Public Hearing Item. It was brought before you at the request of the
40 Commission, particularly Chairman Lowell who had asked about some followup
41 research on weed barriers and so this report is in response to that. Thank you.
42

43 **SENIOR PLANNER CHRIS ORMSBY** – Chair Lowell and Members of the
44 Planning Commission: This item concerns the appearance of front yard
45 landscaping within new single-family residential tracts. There were some
46 pictures provided with the Staff Report. The homes identified are all owner-

1 occupied homes. The particular tract identified was the very first one affected by
2 the Eastern Municipal Water Districts drought tolerant requirements, which
3 requires a turfless front yard. At present, there are only three tracts that have
4 been designed with turfless front yards. The graph has provided you with a
5 considerable amount of background information. My intent is not to go over all of
6 that. It was to basically frame the issue for you. It is important, though, to
7 mention that turfless drought-tolerant landscapes and front yards present new
8 challenges for Staff to implement, as well as for homeowners as far as the
9 maintenance aspect of these. In preparing for the discussion tonight, Staff
10 completed research into weed barriers as a possible solution for reducing the
11 maintenance of turfless landscapes. Weed barriers are essentially a fabric or
12 plastic that is placed over the soil and then a layer of mulch or topsoil is placed
13 over that and the intent is to reduce weed growth, which in the short-term it does
14 reduce weed growth. But, in reviewing the requirements of other cities in doing
15 research, there are concerns with weed barriers. First of all, none of the cities
16 that we identified required or necessarily recommended weed barriers. Again,
17 this was only looking at maybe six or seven cities. The downside of weed
18 barriers....I can just summarize a few of the points. There are more details in the
19 Staff Report. Weed barriers do reduce percolation into the soil even if they are
20 made of a permeable-type fabric. They also restrict organic materials from being
21 able to get back into the soil, which is important for regeneration of the soil. The
22 barriers do breakdown in time, so it is definitely more of a short-term solution.
23 And then weed barriers can be a concern in planter beds because, for example
24 in a front yard if somebody wants to change out plants, they pretty much have to
25 replace major sections of the fabric material. As mentioned in the Staff Report,
26 the proposed Code Amendment will be discussed later this evening, and it
27 includes some clarifications to the Code that will help further the quality of
28 drought-tolerant landscapes. Some of those items may help a little bit with
29 maintenance. They are not geared towards the maintenance of it. The Staff
30 Report that I provided includes some suggestions for further improving the quality
31 of these turfless drought-tolerant landscapes for new single-family homes.
32 These include exploring further Code Amendments to establish specific minimum
33 standards for turfless drought tolerant requirements, research ways to ensure
34 that drought-tolerant landscapes are installed according to approved plan. I
35 mean, from a Staff standpoint, it's much easier to look at a front yard landscape
36 with grass and verify that that's installed correctly versus it being a drought-
37 tolerant landscape with mulch, which there's challenges in trying to figure out
38 how you measure that (how you in fact evaluate it). Thirdly, and this is
39 something that there has already been some work done on that, is to develop a
40 handout to address maintenance of drought-tolerant landscapes for residential
41 homeowners. And then finally, and this I think was something I discussed with
42 Code Staff, is to encourage or require developers to provide information to
43 homebuyers with regard to installing drought-tolerant landscape. And so
44 education would seem like an important way to try to facilitate better
45 maintenance of these landscapes. So Staff appreciates your bringing forward
46 this very timely topic, and with that, I will open it up for the discussion.

1
2 **CHAIR LOWELL** – Does anybody have any questions or comments for Staff?
3 Commissioner Barnes.

4
5 **COMMISSIONER BARNES** – I take it the problem we’re trying to solve here is
6 maintenance after installation basically, right? That’s the issue that we’re
7 addressing?
8

9 **SENIOR PLANNER CHRIS ORMSBY** – Yes.

10
11 **COMMISSIONER BARNES** – Okay, alright.
12

13 **SENIOR PLANNER CHRIS ORMSBY** – Well maintenance and then some of
14 that may be able to be addressed by the requirements that we apply from a Staff
15 standpoint to new residential landscapes.
16

17 **COMMISSIONER BARNES** – What does the current Code, not as it relates to
18 drought tolerant, but just front yard maintenance in general? What are the
19 requirements currently to maintain their front yard? Do you have to.....are you
20 supposed to maintain it in some reasonable fashion? Is there already a
21 mechanism in place that, if somebody’s lawn is poorly maintained, Code
22 Compliance can drive by and say you’ve got to clean this up?
23

24 **SENIOR PLANNER CHRIS ORMSBY** – Yeah, Title 6 addresses maintenance
25 of properties and to keep them neat and orderly in a junk, trash, and debris free
26 area.
27

28 **COMMISSIONER BARNES** – So could this be just a maintenance issue that we
29 have to pass onto Code Compliance and not overly complicate people’s front
30 yards?
31

32 **PLANNING OFFICIAL RICK SANDZIMIER** – The simple answer to that would
33 be, yes, we could do that. There is a cost involved and there are resources
34 involved. And there are an enormous amount of properties throughout the City
35 that are in a state of, what some people may describe as, disrepair. So it is an
36 enormous effort. I think one of the things, the objective of our Standards, is to try
37 and help minimize the amount of maintenance that is necessary and I think that
38 was the issue with the weed barriers. What we’ve come to find out in research
39 though is that, even through the installation of the weed barriers, there is still the
40 possibility that you’re going to get the weeds, and maintenance becomes the
41 crux of everything. So we’re looking for some direction from you to see if we
42 need to follow up on some different standards. Or, if it is just maintenance and it
43 is an issue of getting more Code Officers engaged, then that is a different
44 solution that does require some resources and budget and we do not have the
45 answer for that here.
46

1 **COMMISSIONER BARNES** – I guess I’d make the argument that no matter how
2 it was initially landscaped, if the occupants choose not to maintain it whether it
3 was drought tolerant or not, it’s going to be a labor issue for the City to find it and
4 monitor it. So, okay. Thank you.

5
6 **COMMISSIONER VAN NATTA** – I think my comment is somewhere along the
7 same line. We’ve had a problem with people not maintaining their yards no
8 matter what type of landscaping was provided by the builder. So, whether they
9 let the green grass die and weeds grow up or whether they allow weeds to grow
10 up in the midst of the drought-tolerant landscaping, it’s still the same issue. As
11 you said, it’s the individual homeowners either maintaining or not maintaining
12 their front yard in an acceptable condition. We can’t say “if it’s not broke, don’t fix
13 it.” But we can certainly say there’s no reason to layer on another level of
14 changes to the Code or other regulations. If the regulations are already there
15 that the front yard is to be maintained and free of debris and weeds and that’s
16 already there, it’s just a matter of enforcing it as it always has been. From my
17 experience in having seen a lot of houses and a lot of front yards, the weed
18 barriers are more trouble than they are worth. They start out looking fine when
19 you first put in the landscaping and, within a year, they are looking worse than if
20 you hadn’t had the weed barrier there in the first place. And then you add weeds
21 to the exposed weed barrier and that just makes it look worse. So I’m thinking
22 we already have provisions in our Code to require the front yard landscaping to
23 be maintained no matter what it is, and we don’t need to add more to it.

24
25 **CHAIR LOWELL** – Any other comments or questions?

26
27 **VICE CHAIR SIMS** – I do.

28
29 **CHAIR LOWELL** – Vice Chair Sims.

30
31 **VICE CHAIR SIMS** – This is the old story of competing public policy. You have
32 an arid region that struggles with water and, as I work for a Water District,
33 probably the biggest waste of water is putting water on grass. It’s
34 absolutely.....so whether you have grass or whether you do not have grass, it
35 comes down to an issue of maintenance. So, from a water utilities standpoint,
36 the public policy is you want to minimize so you’ve got to give people alternative
37 ways to effectively landscape their property with natives, low-drip or xeriscaping
38 with dirt, rocks, and stuff like that. So I am a proponent of the weed barrier, and I
39 think they are very effective if they are installed correctly and you maintain and
40 use whatever maintenance to do to keep it right and keep the mulch or whatever
41 on top and you maintain it. They work very well. From the other policy side, the
42 City wants to keep a good-looking City with landscape, so I would tend to say
43 there’s two ways to do this. Every new development that goes in, I don’t know
44 every new development because I’m not as familiar as I probably should with the
45 Government Code or the Municipal Code, but I can tell you where I live my tract
46 does not have an HOA. The tract directly next to us, and I’m on a large lot (half

1 acre), the tract right next to us is one-third acre and they have an HOA and they
2 are very well maintained. All those lots are maintained, and they go through and
3 they have a little once a month you drive through the neighborhood and
4 somebody has a little sign that says I'm the yard of the month, you know, and
5 they do it up. But you don't drive around and you see weeds and stuff like that in
6 the neighborhood that has HOA's. I think if there was a policy decision made to
7 look at Municipal Code you require all new development, especially ones that is
8 just requiring to have HOA that has a requirement that they have to maintain and
9 you let the private HOA (the community) police itself and find themselves and
10 keep the owners in check. That's my two cents.

11
12 **CHAIR LOWELL** – Commissioner Korzec.

13
14 **COMMISSIONER KORZEC** – I was going to say there's two issues that I have
15 here. This is new development, but there's a lot of existing development that this
16 is happening to. I live in a really nice neighborhood. I won't say but on my street
17 someone's digging up their yard right now, and I have no idea what they are
18 doing. But it doesn't look good. So I don't know where the answer lies whether
19 we can say this looks good/this doesn't look good. Obviously, on this picture you
20 gave us, all the scruff along the sidewalk to me is weeds. But, looking at the rest
21 of it, are native plants and at what point do you say this native plant doesn't look
22 good or this one doesn't. I do know from my own experience that the weed
23 barriers do not work. I tried it in several other homes and it was a pain. It was an
24 awful pain to keep it maintained.

25
26 **VICE CHAIR SIMS** – You go by the good stuff from the Home Depot store.

27
28 **COMMISSIONER KORZEC** – Well not everyone can afford the good stuff. We
29 have to keep in mind that there's a lot of different people that live in our
30 neighborhoods, but I find this a real conundrum because something that you
31 think looks bad I might not think looks bad because I'm a naturalist and I like it to
32 have very natural landscape. So I don't know. I'm just sort of venting here
33 saying, and I do also know Code Enforcement does work really well in some of
34 the existing neighborhoods because I do know someone who has had three
35 approaches by Code Enforcement in the last year. But the whole street looks
36 that way, and it's a more rural section. And, again, are they getting hit more than
37 the people in my neighborhood whose places don't quite look up to par? I still
38 have grass on my front lawn but the rest of my house is concrete and planters
39 and stuff like that. But I don't know it's a judgment call as to what looks good and
40 what doesn't, except for scruffy little things along the sidewalk. That definitely
41 doesn't look good.

42
43 **VICE CHAIR SIMS** – A little Roundup fixes that.

44

1 **COMMISSIONER KORZEC** – A little Roundup, yeah. But not all our citizens
2 can afford the topnotch stuff like Roundup. You know, some of us have to hand
3 pull our weeds.

4
5 **CHAIR LOWELL** – Top notch like Roundup?

6
7 **COMMISSIONER KORZEC** – But maybe it’s a matter of.....

8
9 **VICE CHAIR SIMS** – Or a top-notch screwdriver and get them out of the cracks.

10
11 **COMMISSIONER KORZEC** – I don’t know. I just...I do want to see our
12 neighborhoods continue to look good, and I know the issue with this drought
13 tolerant is not a lot of people really understand what it’s all about and they just
14 think they can throw rocks on their front yard and let things pop up that don’t look
15 good. Anyways, I’m done.

16
17 **CHAIR LOWELL** – Commissioner Ramirez, I saw your hand go up for a
18 moment.

19
20 **COMMISSIONER RAMIREZ** – Yeah I’m in agreement with Commissioner Sims.
21 I think HOA can definitely help or encourage the issue, but the other issue is
22 you’ve got rental properties. We’re not keeping these tenants liable or
23 responsible for the issue, so that’s another thing that we would have to take a
24 look at as well.

25
26 **CHAIR LOWELL** – Any other questions or comments before I have a crack at
27 it? Commissioner Van Natta.

28
29 **COMMISSIONER VAN NATTA** – I want to respond to a couple of things that
30 were said. First of all, I don’t believe an HOA is the proper solution. It adds
31 another level of expense, and there’s a lot of people who do not want to be in an
32 HOA for various different reasons and keeping up the landscaping is certainly not
33 enough of a reason to establish an HOA just so that everybody will keep up their
34 yards. There’s got to be another way to deal with that. The other thing is, it’s not
35 really a matter of whether you like a green yard or a natural plant yard or
36 whatever, everybody has their own likes and their own taste. I think the Code
37 and the existing Guidelines are very clear. It doesn’t say you’ve got to have
38 green grass. It just says landscaping must be maintained in a healthy condition
39 free of weeds and trimmed clear of sidewalk and parking spaces. That can be
40 any type of landscaping there. So I don’t think....I mean there’s still HOA’s out
41 there who, in their books and they haven’t changed it yet, says that you have to
42 have grass on 80% of your front yard. So, until that’s changed, you still have
43 HOA’s that are enforcing an outdated type of landscaping based on what we
44 have to look at now.

45
46 **VICE CHAIR SIMS** – I have.....

1
2 **CHAIR LOWELL** – Vice Chair Sims, go for it.

3
4 **VICE CHAIR SIMS** – Just as a.....I don't know if I'm a huge proponent of HOA's
5 either. But, at the end of the day, I tend to believe that there's folks who want to
6 do what they want and live in the County unincorporated areas where there's
7 less rules and regulations. They can have chain-link fence, and they can have
8 aluminum butler buildings or whatever they want. And, if you move into the City
9 that is incorporated, by definition you're agreeing to live within the Municipal
10 Code that has certain rules and regulations. And, you know, if you go.....I'm not
11 saying if Moreno Valley is ever going to be Newport Coast or anything or Irvine.
12 But, if you go into areas where they have more of a consistent streetscape that's
13 maintained well and you go from house to house from neighborhood to
14 neighborhood and there's a feel about it and there's a high value of equity held
15 within the neighborhoods, it is because there's HOA's. And there is a stringency
16 about it where neighbors start policing themselves. If we were to divest
17 ourselves of the responsibility by having Code and not, or if you're going to stick
18 with having Codes and you don't enforce it, then we shouldn't have the Code. It
19 would be better....it seems to be, if you have smaller HOA where people that live
20 in it, they are committed to their neighborhood. They live there. They pay money
21 towards that. They'll take care of it. So that's....it's just kind of an inherence.

22
23 **CHAIR LOWELL** – Well the idea of....the reason why I brought this up in the
24 first place in the last meeting was not to figure out what is good, what is bad,
25 what's a weed, what's not a weed. It was moreover trying to modify the Drought-
26 Tolerant Landscaping Standard that we are asking our new developments to
27 adhere to. And the picture that I provided tonight and in the Agenda that was
28 mailed out (I have an excellent picture), this is a neighborhood fairly close to me
29 and the weeds are just ramped. And granted it's the homeowners responsibility,
30 but this a brand new home that's been occupied for maybe two months; maybe
31 three months at most. So if you have pride in your new home ownership.....if
32 you lose your pride in new home ownership and let the front yard look like that
33 within the first two months, what's it going to look like in the next 10 years or 20
34 years? So the idea was that when the drought-tolerant landscaping is installed,
35 when it's just a bare dirt front yard, to put down a fairly high quality weed barrier
36 which allows air and moisture to go through. I have that at my house. Then
37 place the rocks on top of it to keep the weed barrier down. I believe one of the
38 modifications in here was adding a two inch to three inch thick layer of rock,
39 which would definitely cover up the weed barrier, and then you plant through the
40 weed barrier whatever plants you wanted. So if you wanted a yucca plant or an
41 aloe plant or a cactus, you would move the rocks away, cut a hole in the fabric,
42 plant the plant, and it would be there. And, in my experience at my home I did
43 this about six/seven years ago, and I have yet to have to weed my front yard.
44 And it looks great. My planters right along the perimeter have a couple of weeds
45 that sprout up every once in a while, and I go out an spend two seconds and pull
46 it. But the majority of my planter area has no weeds, and it looks fantastic. I

1 don't agree with the comments in here saying that the long-term maintenance is
2 an issue. And, like I said, I've had mine for seven years. And I'm living by it, and
3 it works great. I would really like to look into it again instead of just modifying the
4 Code to say we have two to three inches of gravel, which again in tonight's
5 Agenda it said (although we're requesting the two to three inches of gravel, there
6 is no checking. There is no implementation. There is no inspector saying, yes, it
7 is built correctly). So we say we do it and then we go out and put a quarter inch
8 thick layer of pea gravel and we're done with it. But I think long-term keeping the
9 City in a nice state, out of blight, I think this would be a good idea to ask for some
10 weed barrier; maybe do some testing to see which brand names, which quality,
11 what thickness, what materials are better than others.

12
13 **SENIOR PLANNER CHRIS ORMSBY** – Well in the proposed Code Amendment
14 that we're bringing forward, the next item we actually are adding language about
15 weed barriers. It's not a requirement, but you'll see that language then as part of
16 what we're looking at.

17
18 **CHAIR LOWELL** – Any other questions or comments? Commissioner Barnes.

19
20 **COMMISSIONER BARNES** – Yeah I'd like to weigh in first on the HOA issue. It
21 seems like, if the goal is to clean up the City, first of all there's a lot of
22 development that's already in place that what we're talking about won't affect.

23
24 **CHAIR LOWELL** – Yeah. I wasn't looking to do retrofitting.

25
26 **COMMISSIONER BARNES** – So if the economy of scale works and the goal
27 was to clean up the City (that's existing residences too) then maybe we need to,
28 if it's a priority for the City, maybe we need to somehow upgrade or improve the
29 Code Enforcement process so that we do something essentially city-wide. To do
30 it HOA on a new development is piece mail, and it leaves a lot of things behind.
31 So, if it's really important, let's go big picture and do something that's city-wide
32 and applies to everybody (community outreach/community education)....

33
34 **CHAIR LOWELL** – Well we don't have the authority to tell people that you have
35 to put this in once you have a home built, but we have the authority to ask the
36 developers when they are installing landscaping for the first time to adhere to the
37 new Codes. Once you have it in, if they want to rip it out, there's nothing you can
38 do about it.

39
40 **COMMISSIONER BARNES** – Right.

41
42 **CHAIR LOWELL** – But....

43
44 **COMMISSIONER BARNES** – Which is why I'm more concerned with.....
45

1 **CHAIR LOWELL** – Developers to put in a higher-end front landscaping I think
2 would do the City good.

3
4 **COMMISSIONER BARNES** – It probably would, but I’m more concerned with
5 the thousands of homes that are already out there that might have, you know,
6 lousy landscape and it’s poorly maintained.....

7
8 **CHAIR LOWELL** – And that’s a Code Enforcement issue. I would be offended if
9 the City came to my house and I’ve lived there for almost 10 years now and they
10 said we don’t like your yard and you have to fix it even though I think I have a
11 pretty decent yard. But, if I moved into a house that was brand new and the
12 developer did all this work and put in the weed abatement stuff ahead of time, it’s
13 already done and that’s when the City still has authority and still has control over
14 it. Before you get issued a Certificate of Occupancy you make sure the
15 landscaping is done the way the City wants it. That’s the time where we can flex
16 a little bit and say this is what we need.

17
18 **COMMISSIONER BARNES** – That only allows for five years and then it’s an
19 existing house and then we’re back to Code Enforcement so.

20
21 **CHAIR LOWELL** – And that’s again kicking the can down the road a little bit but
22 anyway.

23
24 **COMMISSIONER BARNES** – I’m done.

25
26 **CHAIR LOWELL** – I was kind of, in my brain, analyzing this or an analogy to this
27 would be we’ve had this ongoing debate for the last 20 years about putting
28 seatbelts in school buses. Well the idea is that it is too expensive to do it globally
29 across every school bus in the entire district, so we’re just not going to put in
30 seatbelts. And we’re not going to buy new school buses with seatbelts in it
31 because what if a kid that was in a bus without a seatbelt got in an accident and
32 got hurt? Then there’s a lawsuit, so the better idea is just don’t put seatbelts in
33 school buses. So something’s got to give, and I think this would be a good step
34 towards getting the City where we want it to be reducing blight in the City. And
35 this is a pretty easy thing to do. And it costs maybe \$100.00 for the landscape
36 weed barrier, and it’s under landscape, and it’s already approved and required so
37 that’s my opinion and my feedback.

38
39 **COMMISSIONER BARNES** – That’s a great analogy. You know, when we
40 decide that all the school buses need seatbelts so put them in all of them, so that
41 has been city-wide.

42
43 **CHAIR LOWELL** – That’s why it’s been 20 years and we don’t have any yet.

44
45 **COMMISSIONER BARNES** – Yeah.

46

1 **CHAIR LOWELL** – Anyway, with that said, do we have any other questions or
2 comments?
3

4 **COMMISSIONER VAN NATTA** – Yeah just one more. I kind of agree with the
5 idea that just doing it on the brand new houses is only going to affect a handful
6 and there again you can put the best landscape and weed barrier in that you can
7 force the developers to do and within just a few years it can look just as bad as if
8 it never had it unless it's properly maintained and taken care of and so forth. I
9 think the bigger issue is that we have a city-wide issue and that goes back down
10 to Code Enforcement. The Codes are already there. The requirements are
11 already there. Right now, it seems as though Code Enforcement gets involved
12 only when somebody complains and then they have a specific thing to go out and
13 take a look at and that would just be an issue of having the money, having the
14 time, and having the personnel to go out and do Code Enforcement as it's
15 needed. And, right now, they don't have the personnel to do more than just to
16 respond to complaints.
17

18 **COMMISSIONER BAKER** – You know, one other thing we've got here in the
19 City, we've got a lot of rental properties and a lot of the renters don't feel like that
20 landscape is totally their deal. And I think some of these developers aren't too
21 apropos to putting in additional landscape, whether it be landscape barrier or
22 whatever. Now the only thing I can say on that landscape barrier, on my house
23 in the back yard, I put that in 30 years ago. And I'm not saying it's as good now
24 as it was then, but you've got to maintain it. And it's still there and I put down
25 with the four inches of rock, and it has worked for me. But you've got to work at
26 it, whether you've got landscape with grass or with gravel, you've got to keep the
27 weeds out of it one way or the other. It's not going to happen by itself, and it's
28 going to be a tough issue. But on my block, and I'm not in an HOA and we're not
29 in a high-end neighborhood, but we kind of govern our own. So you know
30 discretely, since I've been there 32 years, I'm kind of the block captain. So you
31 just kind of say, hey can I help you clean this up? I mean that, and I have helped
32 some people do that. Or maybe we can put a work party together and help you
33 out because we have some older people. We've got a lady up on the corner
34 that's probably older than I am, but she needs some help so we all pitched in and
35 fixed her yard up for her. And she appreciated that, and she is keeping it in
36 check. So I don't know if that's an answer or not, and I find that a lot of people in
37 Moreno Valley they don't even know who their neighbors are. And the first thing I
38 do, like I had two neighbors move in, and I go down and introduce myself and
39 find out what their name is and tell them what's going on. And I don't know
40 whether that's a bad thing or a good thing. But you've got to keep people talking
41 about these things, whether it's weed abatement or protecting the mailboxes.
42 The mailbox issue is a big deal in this town right now. It's unbelievable. It's
43 probably worse than the weed abatement to be honest with you. That's off the
44 subject, but I don't know. I think if we can kind of police our own, and I'm not a
45 real big proponent of HOA's. They do have their place, but it's just that other
46 \$200.00 or \$300.00 per month that you're going to have to pay for that little

1 privilege so. How many Code Enforcement people do we have out here hired in
2 the City? Three or four?

3
4 **SENIOR PLANNER CHRIS ORMSBY** – No. I have a few more than that
5 thankfully.

6
7 **COMMISSIONER RAMIREZ** – I didn't know how many it was.

8
9 **SENIOR PLANNER CHRIS ORMSBY** – I have a City of 200,000. I've got five
10 career Staff.

11
12 **COMMISSIONER RAMIREZ** – Okay.

13
14 **SENIOR PLANNER CHRIS ORMSBY** – And then I've got some grant-funded
15 Staff and some part-time Staff.

16
17 **COMMISSIONER RAMIREZ** – It's a tough issue. I know that.

18
19 **SENIOR PLANNER CHRIS ORMSBY** – It's a lot of square miles, but we do our
20 best. We do have...I'd like to share with you real quick since this came up. We
21 do mostly complaint-driven work. However, we do have a program out that's
22 called Keep Moreno Valley Beautiful, so we do what we can. The Code Officers
23 go by those properties that we think need a little help and volunteering is a great
24 way to take care of it. But we leave the door tag, and it gives them some good
25 information on how to take care of their property, how to get to the resources to
26 help them but the majority of it is complaint driven.

27
28 **COMMISSIONER RAMIREZ** – You know, one other thing I'm thinking. I know a
29 lot of times the Scout Troops are looking for conservation projects and that type
30 of thing and even some of the other service projects. That might be a good way
31 to approach it. I don't know exactly how to do it in a town of 200,000. But, when
32 I lived in a town of 3000, it was a little easier because you knew everybody and
33 you could get it going. But we've got a lot of Scout Troops, both on the Girl
34 Scout side and the Boy Scout side in this town. I was in the Scouting Program
35 for a while. I don't know if that would work. If any of the troops, you know, if they
36 want to get out and do that type of work. And we do have a Spring Cleanup
37 Program in this town of some sort, right?

38
39 **SENIOR PLANNER CHRIS ORMSBY** – We do. Well we have neighborhood
40 cleanups that go through each Council District currently right now.

41
42 **COMMISSIONER RAMIREZ** – Okay.

43
44 **SENIOR PLANNER CHRIS ORMSBY** – And then something I should add too,
45 we do have a Volunteer Program that we're looking for high school student age
46 folk to come out and help those property owners like you were mentioning

1 Commissioner Baker about how maybe their elderly and don't have the
2 resources to take care of their property maybe like they should. They have a
3 program in place to garner volunteers to help out in those situations too.

4
5 **COMMISSIONER RAMIREZ** – Could I see a copy of that doorknocker when
6 we're done?

7
8 **SENIOR PLANNER CHRIS ORMSBY** – Sure. You bet.

9
10 **COMMISSIONER RAMIREZ** – I think that's a great idea.

11
12 **SENIOR PLANNER CHRIS ORMSBY** – Yeah.

13
14 **COMMISSIONER RAMIREZ** – Okay.

15
16 **CHAIR LOWELL** – Commissioner Van Natta.

17
18 **COMMISSIONER VAN NATTA** – Just in case anybody is under some
19 misconception about these tenant-occupied properties, it's still the homeowner
20 whose responsible. And their the ones who get the citation and their the ones
21 who get the lien, and it's up to them to ensure that their tenants do the
22 maintenance or in some cases the landowners will pay for maintenance and just
23 consider that part of the cost of renting property.

24
25 **CHAIR LOWELL** – Any other questions or comments? No? Okay, I think we
26 have beaten this one up pretty good.

27
28 **VICE CHAIR SIMS** – Pulverized it. It's pulverized.

29
30 **CHAIR LOWELL** – And, since this is a Non-Public Hearing Item, there is no
31 action to be taken. So, if anybody has any questions or comments, now is the
32 time. If not, we're going to move onto the Public Hearing Item, which is Item No.
33 2 tonight. Case No. P16-007 and P16-008. The Applicant is Riverside Housing
34 Development Corporation. The location is 22889 Allies Place.

35
36 **COMMISSIONER VAN NATTA** – Allies Place.

37
38 **CHAIR LOWELL** – What is it?

39
40 **COMMISSIONER VAN NATTA** – Allies.

41
42 **CHAIR LOWELL** – Yes that's true, Allies. I should probably put my glasses on.
43 The Case Planner is Claudia Manrique. Do we have a Staff Report on this item?
44
45
46

1
2 **PUBLIC HEARING ITEMS**
3

- 4 2. Case: P16-007 and P16-008
5
6 Applicant: Riverside Housing Development Corp (RHDC)
7
8 Owner: Riverside Housing Development Corp (RHDC)
9
10 Representative: Riverside Housing Development Corp (RHDC)
11
12 Location: 22889 Allies Pl and 22899 Allies Pl
13
14 Case Planner: Claudia Manrique
15
16 Council District: 5
17
18 Proposal: P16-008 & P16-008 - Variance requests to reduce the
19 rear setback of two existing four-unit apartment
20 complexes.
21
22
23

24 **STAFF RECOMMENDATION:**
25

26 Staff recommends that the Planning Commission **APPROVE** Resolutions No.
27 2016-07 and 2016-08, and thereby:
28

- 29 1. **CERTIFY** that the proposed Variances are exempt from the provisions of
30 the California Environmental Quality Act (CEQA), as a Class 5 Categorical
31 Exemption, CEQA Guidelines, Section 15305 for the Minor Alterations in
32 Land Use Limitation; and
33
34 2. **APPROVE** Variance P16-007 based on the findings contained in Planning
35 Commission Resolution 2016-07; and
36
37 3. **APPROVE** Variance P16-008 based on the findings contained in Planning
38 Commission Resolution 2016-08.
39
40

41 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – Good evening. I’m Claudia
42 Manrique, Case Planner. The Variance requests are to reduce the required rear
43 setback from 25 feet to 5 feet for two existing apartment complexes to allow for
44 the construction of four one-car garages for each complex along with some
45 laundry facilities and storage rooms. The project sites are on Allies Place.
46 Here’s the Land Use Map. The Zoning is R20. R20 requires a rear setback of

1 25 feet, and again we're asking for a Variance to reduce the rear setback to 5
2 feet. With the caveat that...there's an alleyway behind the apartments where
3 the garages will be built. So, though there is a reduction in the setback, there is
4 still going to be 10 feet between the alley and the face of the garage in order to
5 provide adequate site distance for the future residents to get in and out of the
6 garages. We're going to look at the Aerial Map. There's currently 9 of the 13
7 properties along Allied Place that have garages, a condition that's very similar to
8 the Variance request we have tonight. In fact, one was approved back in June
9 2014 with a neighboring property of 22877 Allies Place. In the photo with the
10 truck on the top, there's some red paint on the ground. That is how far the
11 garage will come out. The bottom picture is showing the current condition of the
12 alleyway. The picture on the left shows the current condition of the structures
13 along with the third one that was the one approved back in 2014 that was under
14 construction when that picture was done. With allowing the Variance and
15 therefore the reduction of the rear setback, it's going to allow the apartments to
16 not only have the garages and laundry facilities but it's going to have the ability to
17 go into all the units and correct any current Building Code issues, as well as
18 improvements to the exterior. The pictures with the blue background, this is the
19 neighboring one that has been completed. This is from the alleyway. You can
20 see the new garages. Then we have two pictures from the sides showing the
21 new landscaping and fencing and then from Allies Place out on the front
22 elevation and you can see that with the new roof line and the enhancements for
23 like a midcentury line, and it looks a lot better than the current condition. The
24 project is exempt under CEQA as a Class 5 Categorical Exemption in Section
25 15305. Public notice was sent to all property owners within 300 feet of the
26 property on 04/15/2016, as well as posted on site and published in the Press
27 Enterprise Newspaper on 04/16/2016. As of tonight, I have received one phone
28 call of a resident who is nearby, and she was hoping that her apartment complex
29 was next in line for an enhancement and we're not sure but possibly. And I just
30 wanted to note that, the Riverside Housing Development Corporation, they work
31 a lot with the City to help rehabbing different multiple-family properties in fact in
32 this area. They have approximately nine, so it really helps the City and helps us
33 provide some low-income housing that looks really nice. So we recommend that
34 the Planning Commission **APPROVE** Resolution Nos. 2016-07 and 2016-08 and
35 **CERTIFY** that the Variances are exempt under CEQA and **APPROVE** both
36 Variances. Thank you.

37
38 **CHAIR LOWELL** – Thank you. Any questions for Staff before I move onto the
39 Applicant? Nope. No hands going up, perfect. I would like to invite the
40 Applicant up to speak.

41
42 **APPLICANT RIVERSIDE HOUSING DEVELOPMENT CORPORATION** – Good
43 evening. We would appreciate approval on this. Something I wanted to point out
44 too since you guys are talking about landscape and barriers. Our landscape is
45 water tolerant and our barrier is a geo fabric, so you were talking about nutrients
46 from the water going back into the soil so this fabric allows the water to penetrate

1 but not muddy up or add silts to our barrier. We use the bark barrier, and it's fire
2 resistant also. So, as far as a maintenance issue, we've been on this property
3 completed for a little over a year and virtually no weeds; occasional weed at the
4 edge but no weeds. On the next two units, we're looking at a weed barrier with a
5 rock landscape out front even reducing the grass even more and possibly an
6 artificial turf. There are some drawbacks on that. This is all accessible, 11B
7 adaptable accessible units, so all four units are adaptable and accessible. And it
8 enhances the back alley and secures the back alley, so the tenants actually can
9 secure their possessions with the garages. They are all locked up. The laundry
10 is within the gated area of the units, so it's a safety issue also when they are
11 doing their laundry and just social activities in the complex. The units are to the
12 east or the next two units to the east and so, as we develop those two, this would
13 be opened up and the three would have a complex look to it where they could
14 have access and walk among the three apartments. And that's all I've got to
15 comment on. We love partnering with Moreno Valley, and we have about maybe
16 11 units in the neighborhood. We've been in the neighborhood for 12 years, and
17 our management staff do a great job with the community in providing community
18 services. So that's who we are, and we'd love your approval on this.

19
20 **CHAIR LOWELL** – Thank you very much. Do we have any questions for the
21 Applicant? No? Okay. Thank you very much. I'd like to open up the Public
22 Comments portion for tonight for this hearing item. I see that we have one
23 speaker. We have Mr. Rafael Brugueras.

24
25 **SPEAKER RAFAEL BRUGUERAS** – Good evening again Commissioners,
26 Staff, residents, and our guests. He surprised me. I mean, he just filled in the
27 topic that we just talked about in the last five minutes ago. Look at the picture,
28 Commissioners. If we got away from what Moreno Valley was in the old days
29 because of the economy, the base closing, the water drought. Today you saw
30 another miracle. Here it is right here. He's been here for 12 years working on
31 these kinds of buildings making them beautiful. That's one of the things we
32 talked about a few minutes ago making our City beautiful. Here's a great
33 example. I wish he had a way to communicate with a lot of other property
34 owners that want to remodel their properties, and he was one of the
35 organizations that went out and did the evaluations for them and came up with a
36 plan like this. How many people would love to stay in that place for a period of
37 long time instead of moving around? How many low-income families would be
38 proud adults to live in a complex like that? I mean, he mentioned it didn't take
39 probably.....I don't know if it took a lot of money but you know he enjoyed doing
40 something for us, for the City of Moreno Valley. I mean, that's great. It helps all
41 of us. If even the big companies/big developers would use that example of fire
42 resistant, whatever it is, that put that red clay/that red thing.....

43
44 **CHAIR LOWELL** – Bark.

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46 **COMMISSIONER BAKER** – Bark.

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SPEAKER RAFAEL BRUGUERAS – Okay, that red bark. Thank you. Now what’s wrong with the weeds that we don’t see here? I don’t know what’s underneath. But I know if we use fabric, you know, branches break through fabric. But, if we use plastic, it takes a little longer for it to crack through. And I don’t know if you use something heavy to hold down the plastic and then you put the bark on top because I know bark just doesn’t hold down plastic. It’s got to be something else. Sometimes a little bit of rock then the bark on top. But that was a great example that Moreno Valley needs to follow in the future because that can clean up our old neighborhoods without having to tear them down. If we just painted it grey, put new windows, gave them garages and their own washers and dryers that would be a better place to live you know for a lot of us. That was a wonderful, wonderful example. And I’m deeply grateful that he came and he spoke and he showed us, and I thank the Staff for giving us that illustration that we can do a greater job in our City.

CHAIR LOWELL – Thank you very much. Any other Speaker Slips for tonight?

ADMINISTRATIVE ASSISTANT ERICA TADEO – No.

CHAIR LOWELL – Perfect. I’d like to close the Public Hearing Items. Moving onto the Applicant. Would you like to respond to anything you heard?

APPLICANT RIVERSIDE HOUSING DEVELOPMENT CORPORATION – No.

CHAIR LOWELL – Okay. Moving onto Commissioner.....

PLANNING OFFICIAL RICK SANDZIMIER – Mr. Chairman, may I ask a question?

CHAIR LOWELL – Yes, Sir.

PLANNING OFFICIAL RICK SANDZIMIER – Just for clarification, since we’re talking about the landscaping, it might be interesting to find out how the maintenance of those properties takes place. Like he said, that property was actually in place now for a year to a year-and-a-half. I was just wondering if it would be helpful to you to understand if the homeowners are maintaining that property or if there is a management company that maintains that property. What are the other aspects that make sure that it stays the way that those images show?

CHAIR LOWELL – I think he’s here, so let’s just ask him.

PLANNING OFFICIAL RICK SANDZIMIER – Okay. I’m just.....

1 **APPLICANT RIVERSIDE HOUSING DEVELOPMENT CORPORATION** – Well
2 to address that, Riverside Housing Development, we have a Development Team
3 and we have a Construction Team, which I’m over, and then we have a
4 Management Team. And so, our Staff, we have Staff onsite and we oversee
5 these units along with the other 12 buildings. And it’s on-staff management, and
6 so we have subcontractors that come in and do our maintenance on a weekly
7 basis and maintain all of our properties. So, with that, we have somebody on
8 staff in that neighborhood 24/7. And then subcontractors, local-hired
9 subcontractors, that actually work on the maintenance. We have subcontractors
10 that do our service work on plumbing and electrical, those issues as we need.
11 So that’s how we maintain the properties. We staffed for it. Frankly, our
12 projects, we have projects that are going on 20 years. And I’ve come in and
13 done construction right next to the project that’s been maintained for 20 years.
14 And, when I walk away, it’s new. And I can’t tell the difference between the
15 maintained properties and the new construction, and that’s not lowering the level
16 of new construction. That’s how well our Staff does the job in maintaining the
17 properties. And you would see that on Adrienne and Allies as you drive and
18 we’re the grey buildings. That’s just us with the wrought iron, the security, the
19 landscaping that’s actually maintained in that neighborhood.
20

21 **CHAIR LOWELL** – Thank you very much. Any other questions or comments,
22 discussions? Nope? Okay, would anybody like to make a motion?
23

24 **COMMISSIONER RAMIREZ** – I’ll motion.
25

26 **CHAIR LOWELL** – Push the button. There we go.
27

28 **COMMISSIONER RAMIREZ** – I’ll move to **APPROVE** Variance P16-007 based
29 on the findings contained in the Planning Commission Resolution 2016-07 and
30 **APPROVE** Variance P16-008 based on the findings contained in the Planning
31 Commission Resolution 2016-08.
32

33 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Would you also want to certify
34 the CEQA Exemption?
35

36 **COMMISSIONER RAMIREZ** – And **CERTIFY** that the proposed Variances are
37 exempt from the California Environmental Quality Act (CEQA) as a Class 5
38 Category Exemption, CEQA Guidelines Section 15305 for Minor Alternations and
39 Land Use Limitation.
40

41 **CHAIR LOWELL** – Perfect. We have a motion. Would somebody like to
42 second?
43

44 **COMMISSIONER BARNES** – I already did.
45

1 **CHAIR LOWELL** – Perfect. We have a motion by Commissioner Ramirez and a
2 second by Commissioner Barnes. Let’s please cast your vote. Perfect. All votes
3 are cast. The item passes 7-0.

4
5
6 **Motion carries 7 – 0**

7
8
9 **CHAIR LOWELL** – Do we have a Staff wrap-up on this item?

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – Yes. These are two separate
12 Resolutions for two separate approvals. Each of the approvals is appealable. If
13 any interested party is interested in appealing this action, they can file an appeal
14 to the City Council through the Community Development Director. If an appeal is
15 filed, it will be scheduled for a hearing before the City Council within 30 days.

16
17 **CHAIR LOWELL** – Thank you very much. Moving on to item No. 3. Item No. 3
18 is a Municipal Code Amendment. The Case Planner is Ms. Claudia Manrique
19 again.

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21
22
23 3. Case: PA14-0011
24
25 Applicant: City of Moreno Valley
26
27 Owner: City of Moreno Valley
28
29 Representative: Community Development Department
30
31 Location: City-wide
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33 Case Planner: Claudia Manrique
34
35 Council District: City-wide
36
37 Proposal: Municipal Code Amendment

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41 **STAFF RECOMMENDATION:**

42
43 Staff recommends that the Planning Commission **APPROVE** Resolution No.
44 2016-05, and thereby:
45

- 1 1. **RECOGNIZE** that PA14-0011 (Municipal Code Amendment) qualify as
2 exemptions in accordance with CEQA Guidelines, Section 15061.
- 3
- 4 2. **APPROVE** Planning Commission Resolution No. 2016-05,
5 recommending that the City Council approve the proposed
6 amendments to Title 8, Title 9, and Title 12 of the City Municipal Code,
7 PA14-0011.
- 8
- 9

10 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – Good evening again. We
11 have various amendments to the Municipal Code that have occurred over time in
12 order to keep regulations current with State Law, the General Plan of the City,
13 and by City Council direction. I’m looking for my Power Point. Since there’s so
14 many different pieces, I put together a Power Point. The proposed amendments
15 include changes to further increase the amount of consistency in the Municipal
16 Code, as well as we added some new definitions. There are some changes to
17 the Permitted Uses Table. Most of the changes are to Title 9. There’s a few to
18 Title 12 and then also Title 8. The first two items are modifications to monument
19 signs. The first one is just a simple cleanup. Currently, it reads modified
20 monument sign and we’re changing it just to monument sign. The second one is
21 revising the definition of monument sign to be a little more clear to developers
22 who want to put in monument signs. Item No. 3 is also dealing with monument
23 signs but they are for multi-family complexes. Currently, they are allowed to
24 have one monument sign at the entry. Now there’s going to be an option that
25 they can have two, but the size limit will not increase. So it’s either one
26 traditional monument sign or two wall signs, but they will equal the same square
27 footage. Item No. 4 is a simple cleanup to Title 8. There’s two sections of Title 8
28 that have construction and grading hours. This is just to make them consistent.
29 The hours will now be 7:00 AM to 7:00 PM Monday through Friday excluding
30 holidays and 8:00 AM to 4:00 PM on Saturdays. Item No. 5 clarifies the types of
31 vehicles that can be parked at single-family homes with Home Occupation
32 Permits. This is just to clarify what type of vehicles can be parked at the homes.
33 Right now, you cannot have any pickups really bigger than like an F150. This is
34 just so there is not like the really big super cab/long cab trucks like the Ford F250
35 or F350. And there is also the minor cleanup because we do not have
36 Commercial Vehicle Parking Permits, so that part will be deleted. Item No. 6,
37 very simple text cleanup. We’re just making sure that the numbers in this section
38 regarding pools matches the part under single-family residences that also deals
39 with swimming pools. Item No. 7 is a clean up as well to have a consistency
40 between two sections, one in Title 9 and one in Title 12 regarding vehicle idling
41 times. It currently reads 15 minutes. The State requirement is 5 minutes, so
42 both these will be changed to meet the State requirement. Item No. 8 is a text
43 cleanup. The previously-approved Municipal Code Amendment advertently put
44 in the word building in regards to the separation distance between residential
45 districts and buildings and warehouse projects, so this is just to simply remove
46 the word building. Item No. 9, this is for Special Single-Family Residential

1 Development Standards. Currently, only R5 tracts are required to have front
2 yard landscaping. This is to expand to include Residential 2,
3 Residential/Agriculture 2, and Residential 3 Districts. This will just help with
4 enhancing individual neighborhoods and the overall image of the City and this
5 again is just for new tracts coming in, which the tract would have five or more
6 homes. So this doesn't impact custom homes or if a Parcel Map comes in with
7 only two homes. Item No. 10 is a text cleanup. We're deleting a section of
8 Pacific Plan District as the General Plan no longer has this in it and also deleting
9 the reference to the General Plan under the Map Designation Section. Item No.
10 11 is Single-Family Residential General Guidelines. Currently, you're allowed to
11 store your RV and boat on your side yard or rear yard if you have the capability
12 of getting to them. Right now, it must be concrete. We're expanding it to add
13 gravel or crushed rock if it meets the standards. Below we have some pictures.
14 The one on the left is showing gravel in DG, which is leading to the side gate
15 where you can park your vehicle. Then the two center ones have concrete pads.
16 And then the last one is showing the pad with the gravel. That's all possibilities
17 to store your vehicles. Item No. 12 is related to TUP's, which are Temporary Use
18 Permits. They are very popular with our commercial centers, and this is to allow
19 merchandise sales in the parking lot. Currently, there is a limit of 18 days per
20 shopping center, and this proposed amendment is to increase the days from 18
21 to 36 in the larger shopping centers and by larger we mean 20 acres or greater.
22 In the larger centers, if you have one or two stores that do this a couple times a
23 year, that takes all the days. So this is to be fair to have multiple stores to have
24 days available for opportunity for parking lot sales. Item No. 13, this is to
25 introduce some new definitions clarifying the differences between various
26 restaurants and bar-type uses. The new definitions include bar, bar with limited
27 live entertainment, nightclub, and restaurant with limited live entertainment.
28 These changes also impact the Permitted Uses Table and now with their
29 breakdown of the different definitions, bars and bars with limited live
30 entertainment will be allowed in various Commercial Zones with a Conditional
31 Use Permit and nightclubs also need a Conditional Use Permit but are only
32 allowed in the Community Commercial and the two Mixed Use Overlay Zones of
33 Mixed Use Commercial and Mixed Use Institution. And then the limited live
34 entertainment tied to restaurant use will be allowed in the same zones as regular
35 restaurants with a Plot Plan Application. Item Nos. 14, 15 and 16 are additional
36 new definitions to the Code, including a pool hall, mulch, permeable paving
37 surfaces and hardscape. This is really to help us help the citizens at the counter
38 and developers when trying to figure out where their use is allowed and also the
39 type of landscaping and what materials are allowed where. Item No. 17, this is in
40 regards to the single-family residential standards for landscaping and water
41 efficiency. The goal is just to help the homeowners and developer provide some
42 better guidance for drought-tolerant landscaping. And the key examples include
43 removing the current requirement for any turf or grass and expanding how mulch
44 can be used for groundcover. We have three pictures that are showing drought-
45 tolerant landscaping. The center one is actually a brand new home in the Pacific
46 Communities Development; Pacific that is just south of the 60. They were one of

1 the three tracts that Chris mentioned earlier that are the first ones in with the
2 required front yard drought tolerance. And the last one looks more like a really
3 nice custom home with mostly gravel and with the change in expanding how
4 much mulch/gravel can be used. We are now allowing for more creativity in front
5 yard designs. Item Nos. 18 and 19 are dealing with the second dwelling unit
6 modifications. The first one is just a cleanup of previous amendment; removed
7 the section requiring noticing for second units. Somehow the change wasn't
8 made, so we're redoing it with the change submitted. And the second one is
9 updating the Parking Standards Table in the Off-Parking Section. Currently, the
10 Second Dwelling Unit Section has the right parking standards, but the table will
11 now be changed to match. Item No. 20 is another cleanup. We're adding stuff
12 back to the Parking Table that was accidentally removed, and there is quite a list
13 of different items. There are no changes to the text. It's just replacing the items
14 that were mistakenly deleted. The last one, Item No. 21, is the City Council had
15 approved two Ordinances revising Title 11 regarding massage parlors and had
16 requested that the Planning Commission adopt an Ordinance to amend Title 9.
17 And the four changes include changing the terminology from massage
18 establishment to spa facilities, changing the term as well to spa facilities in the
19 Home Occupation Section, delete the definition of massage parlor, and we're
20 adding a definition for spa facilities since it's a newer use that's becoming more
21 popular and this way we can capture it. And the environmental, it's exempt
22 under CEQA Section 15061. And, for public notice, there was a one-eighth page
23 public notice that was published in the Press Enterprise back on 03/14/2016 for
24 the 03/24/2016 public hearing, which the Planning Commission continued until
25 tonight. And, given that the prior action of the Planning Commission was to
26 formally continue the hearing, we did not have to re-notice the project. We're
27 recommending **APPROVE** Resolution 2016-05 and recognize that P14-0011
28 qualifies as an exemption under CEQA 15061 and **APPROVE** Resolution 2016-
29 05 recommending that the City Council approve the amendments to Title 8, Title
30 9, and Title 12 of the Municipal Code. Thank you.

31
32 **PLANNING OFFICIAL RICK SANDZIMIER** – Mr. Chairman, if I may.

33
34 **CHAIR LOWELL** – Go ahead.

35
36 **PLANNING OFFICIAL RICK SANDZIMIER** – Just one bit of clarification on
37 Items 18 and 19 in the recommendation. You'll find on your dais this evening two
38 emails that we did receive under the Public Comments that is from two interested
39 parties that believe that Items 18 and 19 should be dealt with separately. So, for
40 clarification, we also provided for you an August 2003 letter that was issued by
41 the Department of Housing and Community Development. As Ms. Manrique had
42 indicated, the City had gone through an effort to actually change the
43 requirements regarding secondary units. If a secondary unit is applied for, the
44 State Law changed back in 2003 to make those ministerial actions and the City
45 had processed the corresponding Code Amendment back in 2010. And,
46 inadvertently, the information that was provided to the codifier (because the

1 codifier is a separate outside body) was given to them incomplete. There was
2 information that was shared with the City Council that did not get in the
3 information that was shared with the codifier. And so what we're trying to do
4 today is eliminate that section that was supposed to have been eliminated back
5 in 2010, and what it does is it deals with the public noticing requirements. The
6 public noticing requirements are not necessary because as a ministerial action
7 they are not supposed to be discretionary. So they are not open for public
8 discussion or public debate, and so that's why it was being eliminated. We did
9 want to make sure that you're aware that the comments that we received today
10 were given to you for your consideration. We also understand that those parties
11 did share their concerns up to the City Council. So, if you do hear from the City
12 Council, this item ultimately goes to the City Council for their consideration and
13 we'll let them know as well.

14
15 **CHAIR LOWELL** – So to clarify your clarification, are we dealing Item Nos. 18
16 and 19 separately tonight or are we.....

17
18 **PLANNING OFFICIAL RICK SANDZIMIER** – No. Our recommendation is to
19 deal with them as we've recommended as part of this entire, what we call,
20 Omnibus Code Amendment. It's a simple action. We believe that it should be
21 handled by the Planning Commission this evening and then carried forward to
22 the City Council, and we'll be asking the City Council to make the corrections
23 there too.

24
25 **CHAIR LOWELL** – Okay. I have a question for you guys on Item No. 5, the
26 review commercial vehicle restrictions for Home Occupation Permits. Could you
27 give us a little more clarification? Claudia said that there was already a
28 restriction saying that you can't park anything larger than an F150 in your
29 driveway. What if you have an F250 because you like big trucks and you're not
30 operating a business?

31
32 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – Yes. Most of this is some of
33 the trucks that would be for the business would be your F250, but you would
34 have some signage on the side advertising your business. So it would be our
35 hope that type of vehicle would fit in your garage or maybe on your side yard or
36 you have signage that you could remove. In the past, one of the biggest issues
37 was operators of tow trucks would come in and want a home occupation for their
38 office and then we would find that the tow truck was parked in front of their house
39 or on the street. Or you would have vehicles that would be a smaller pickup but
40 then they would have a trailer and so then they would park the truck and the
41 trailer in their driveway and then the trailer might actually over-cross and hang on
42 the sidewalk. So it's just sort of to respect that these are single-family homes
43 and so they don't start looking too commercial.

44

1 **CHAIR LOWELL** – So is this something that the City drives around with Code
2 Enforcement looking for these kinds of violations? Or is this something, if your
3 neighbors start complaining, that’s when you become aware of it?
4

5 **ASSISTANT CITY ATTORNEY PAUL EARLY** – It would end up being a
6 complaint-driven situation as well for Code Enforcement, and there are two
7 requirements; not just the size but also the commercial nature of the vehicle. So
8 Code Enforcement would have to not only establish that it was a certain size but
9 also that it was commercial. So your average person with a large F250 that he
10 uses to tow his boat to the river on the weekends is not going to fall under this.
11

12 **CHAIR LOWELL** – Well to be technical, the license plates on all trucks make it
13 commercial. It is a commercial registration, so technically my pickup truck is a
14 commercial truck.
15

16 **ASSISTANT CITY ATTORNEY PAUL EARLY** – But the burden is going to fall
17 on the Code Enforcement Officer to establish that it is being used for commercial
18 purposes.
19

20 **CHAIR LOWELL** – Gotcha, okay.
21

22 **ASSISTANT CITY ATTORNEY PAUL EARLY** – And signage would be the
23 most obvious way to identify that.
24

25 **CHAIR LOWELL** – Commissioner Van Natta.
26

27 **COMMISSIONER VAN NATTA** – Okay my question was on the same item
28 because, to me, it is not clear. And that doesn’t mean it’s not clear to everybody
29 else. But I’m looking at this and I’m saying okay it says no commercial vehicles
30 may be used for delivery of materials with the exception of occasional reasonable
31 courier services to and from the premises. So I’m thinking does that mean that, if
32 I have a Home Occupation Permit and I’m running a business, I could have just
33 occasional and reasonable courier services somebody delivering something to
34 my home for my home occupation whatever it is. Is that correct?
35

36 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – That is correct.
37

38 **COMMISSIONER VAN NATTA** – Okay, then going onto the next one: No more
39 than one vehicle larger than a three-quarter ton truck may be used in connection
40 with a home occupation. That single vehicle shall have a weight less than blah,
41 blah, blah, blah, blah. Okay, so I’ve got a buddy who has a home occupation
42 and he drives a truck that he uses. He’s a handyman, okay? And so he uses
43 this truck to go out and do work on people’s houses and brings it home and he
44 parks it in his driveway and it is not larger than a three-quarter ton truck. So he
45 would be allowed to have that?
46

1 **ASSOCIATE PLANNER CLAUDIA MANRIQUE** – He would be....ideally, again,
2 it would be.....

3
4 **COMMISSIONER VAN NATTA** – I’m not talking about ideally. I’m talking about
5 what this says. So he has a truck and it’s got toolboxes on the side and stuff like
6 that. That’s what he uses for his handyman business. I’m just saying that as an
7 example. Okay single vehicle less than, let’s say it meets all those things. It’s
8 more than 21 feet and so forth. So he is allowed not more than one vehicle that
9 meets that? It says no more than one vehicle larger than a three-quarter ton.
10 That single vehicle shall have a weight less than, so it could be larger than a
11 three-quarter ton as long as it is less than, I mean what’s....it’s not making sense
12 to me. I’m sorry.

13
14 **CHAIR LOWELL** – What I’m also looking at on the same side that she’s talking
15 about is what if my wife and I have this thing where I want to have an F350 or a
16 one ton pickup and she wants to have one that’s raised bigger than mine and we
17 start having a battle and we have these huge monolithic trucks and their not
18 commercial purposes. We’re not allowed to have these trucks in our house?
19 We’re not doing commercial purposes, but according to this, it says no more than
20 one of these trucks.

21
22 **ASSISTANT CITY ATTORNEY PAUL EARLY** – In connection with a home
23 occupation.

24
25 **CHAIR LOWELL** – Correct, so my wife and I would live in the same house.....

26
27 **ASSISTANT CITY ATTORNEY PAUL EARLY** – If it’s a business.....

28
29 **COMMISSIONER VAN NATTA** – A home occupation that means a business.

30
31 **ASSISTANT CITY ATTORNEY PAUL EARLY** – It’s in connection with a
32 business.

33
34 **COMMISSIONER BARNES** – Home occupation?

35
36 **COMMISSIONER VAN NATTA** – Let’s say she sells Tupperware.

37
38 **VICE CHAIR SIMS** – You don’t occupy the house.....

39
40 **COMMISSIONER BARNES** – A lot of Tupperware.

41
42 **PLANNING OFFICIAL RICK SANDZIMIER** – If she sells Tupperware and she
43 has an F350.

44
45 **COMMISSIONER VAN NATTA** – Uh-huh.
46

1 **PLANNING OFFICIAL RICK SANDZIMIER** – And she wants to put a magnet on
2 the side of the truck that says she sells Tupperware then that now is a
3 commercial vehicle also being used for the business that is being conducted in
4 the home, and she'd be limited to having one of those trucks.

5
6 **CHAIR LOWELL** – So you could.....

7
8 **COMMISSIONER VAN NATTA** – Wait a minute.

9
10 **PLANNING OFFICIAL RICK SANDZIMIER** – If there was a second truck that
11 also had the same sort of signage on it for a Tupperware business then that
12 would mean you've exceeded the number of vehicles allowed for that particular
13 business. The other part of this is that the intention is for when the truck is not
14 being used for the business purposes that any things that are attached to it would
15 be removed so that it looks more consistent with what goes on in the residential
16 area. So, if it's a removable magnet, what we would be encouraging is that the
17 magnet be removed so it doesn't look like it's a commercial vehicle. So some of
18 the stuff that we're trying to get across in here so it improves the.....

19
20 **COMMISSIONER VAN NATTA** – Okay none of this says that though. That's, I
21 mean, ideally and the intent is and everything like that. That's not what this
22 paragraph says. What this paragraph says is that you can't have more than one
23 vehicle larger than a three-quarter ton, and it has to meet these certain
24 specifications. So let's go back to the example of my friend who is a handyman,
25 and he has a work truck. Okay? And that work truck, he comes home and he
26 parks it in his driveway. Is he allowed to do that?

27
28 **COMMISSIONER BAKER** – Does he have a sign?

29
30 **COMMISSIONER VAN NATTA** – I'm not talking....no we're not....signs are
31 something different. He has a work truck and he brings it home. Can he park it
32 in his driveway?

33
34 **PLANNING OFFICIAL RICK SANDZIMIER** – Yes.

35
36 **COMMISSIONER VAN NATTA** – Okay. What difference does it make if there is
37 a sign on the side or not?

38
39 **PLANNING OFFICIAL RICK SANDZIMIER** – He's allowed to have one of those
40 vehicles. He can't have multiple vehicles.

41
42 **COMMISSIONER VAN NATTA** – Okay.

43
44 **PLANNING OFFICIAL RICK SANDZIMIER** – And to the extent that it's a
45 removable sign, it would be removed from the car, if possible, so that it.....

46

1 **COMMISSIONER VAN NATTA** – It’s painted on.

2
3 **PLANNING OFFICIAL RICK SANDZIMIER** – Then it won’t be able to be
4 removed.

5
6 **CHAIR LOWELL** – Yeah, there’s some place.....

7
8 **COMMISSIONER VAN NATTA** – But he can still park it in the driveway?

9
10 **PLANNING OFFICIAL RICK SANDZIMIER** – He’ll be able to park it. It’s tied to
11 the home occupation.....

12
13 **COMMISSIONER VAN NATTA** – Because we’re talking about attachments or
14 equipment aren’t allowed to be left on the vehicle while it’s parked in the
15 driveway.

16
17 **PLANNING OFFICIAL RICK SANDZIMIER** – So, as a handyman, he may have
18 a rack on his truck that has the ladders and the rakes and the power equipment
19 and all the other things. The intent would be to not have those on the vehicle at
20 all times.

21
22 **COMMISSIONER VAN NATTA** – Okay all I can say is this is very.....it’s written
23 very unclear. It doesn’t really say what it is that you’re telling me it’s supposed to
24 be saying.

25
26 **PLANNING OFFICIAL RICK SANDZIMIER** – We’ll be happy to take a look at
27 that, and we can make the corrections.

28
29 **CHAIR LOWELL** – Now does this Ordinance also prevent you from parking the
30 same number of vehicles in the street? So I can park two or three of these trucks
31 with commercial signage all over it? I can park in the public right-of-way without
32 too much of an issue? I just can’t park it in my driveway?

33
34 **COMMISSIONER BARNES** – I have a....oh, good ahead Chris.

35
36 **SENIOR PLANNER CHRIS ORMSBY** – Well the intent is not to allow those to
37 be parked on the street as well because it’s, I believe, just one vehicle per home
38 occupation. So you couldn’t have multiple vehicles.

39
40 **CHAIR LOWELL** – Correct, but if my neighbors each have a home occupation
41 permit and they each have one truck and they all park it in the driveway, or in the
42 street, or.....

43
44 **ASSISTANT CITY ATTORNEY PAUL EARLY** – There’s two things at play here.
45 One is the parking issue of where it’s parked and we would not be able to, as a
46 Code Enforcement situation, enforce the ones parked on the street. Those will

1 be handled differently pursuant to the California Vehicle Code. However, this
2 section that we're talking about is part of the Home Occupation Permit Section.
3 So somebody who is abusing that Home Occupation Permit could be subject to
4 the review and potential revocation of their Home Occupation Permit. Could you
5 add that in here where it says in connection with home occupation? Could you
6 put the word permit after that? That would clarify some of the things I think.

7
8 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Could you fix that?

9
10 **SENIOR PLANNER CHRIS ORMSBY** – We could add that.

11
12 **COMMISSIONER VAN NATTA** – Okay now we've just said that the intent is you
13 can leave it parked in your driveway if you've removed the commercial wrappings
14 but then here it says commercial vehicles used in the home occupation that are
15 parked or stored on the premises shall not be visible from the public street or
16 right-of-way. So then that says I can't park it in the driveway, correct?

17
18 **COMMISSIONER BARNES** – Doesn't that only apply the one that doesn't meet
19 the size requirement for the driveway? Is that what that's saying?

20
21 **COMMISSIONER VAN NATTA** – It doesn't say that.

22
23 **SENIOR PLANNER CHRIS ORMSBY** – But that means.....

24
25 **COMMISSIONER VAN NATTA** – It says commercial vehicles. So is that the no
26 more than one larger than? So these would be the ones that are smaller than
27 the three-quarter but their still a commercial vehicle so they can't be in view?

28
29 **SENIOR PLANNER CHRIS ORMSBY** – The intent would be that they would not
30 be in view in that particular scenario where they are the larger vehicles.

31
32 **CHAIR LOWELL** – What it's saying is the first half says you can have one
33 vehicle and the second half says you can't have any vehicle visible.

34
35 **COMMISSIONER VAN NATTA** – And the first one says you can't have more
36 than one that's larger than three-quarter ton but you could have commercial
37 vehicles that are less than three-quarter ton and they'd still be commercial
38 vehicles and then they can't be visible. I guess the reason I'm harping on this is
39 because in the real estate business people come in and they say well this is what
40 I do and I work from home and I just want to make sure I'm buying a property that
41 I will be allowed to run my business from. We have to be able to tell them what
42 they can and can't do, what the ideal is and not what the intent is, but what does
43 it actually say so that they can say okay these are the rules and I know this is
44 what I have to do.

1 **SENIOR PLANNER CHRIS ORMSBY** – Well we can make some further
2 refinements like Rick had indicated with regard to the language to make it
3 clearer.

4
5 **COMMISSIONER VAN NATTA** – I appreciate that. I'd be glad to consult with
6 you on that when you're redoing them before we get to this point.

7
8 **COMMISSIONER BARNES** – Is the intention.....

9
10 **PLANNING OFFICIAL RICK SANDZIMIER** – Well here's.....

11
12 **COMMISSIONER BARNES** – Go ahead.

13
14 **PLANNING OFFICIAL RICK SANDZIMIER** – If I may, just for clarification, the
15 interest that the Staff has in making this recommendation is to provide a cleaner
16 image in our residential neighborhoods. We don't want there to be a
17 preponderance of commercial activity or businesses. We get complaints from
18 time-to-time. A lot of the complaints are the larger vehicles that look out of place
19 in a residential neighborhood. If those commercial vehicles can be parked
20 behind the gate or in a garage somewhere where it's not visible, the intent is it
21 provides for a cleaner image. If that's not what the interest or the consensus of
22 the Commission is, let us know and we can clarify that. I agree with you that the
23 language in here is confusing in terms of in one place we're saying you're limited
24 a certain amount and it can't be visible from the public viewpoint. That may be
25 impossible to achieve because in certain circumstances the vehicle may not fit in
26 the garage and so we don't want to keep somebody from not being able to run
27 the business, but our intent is to try and keep it clean. So I guess what I'm
28 looking for from the Commission this evening is do you agree with that concept?
29 Is there a consensus up there? And, if there is not, then we would know better
30 how to refine this.

31
32 **COMMISSIONER VAN NATTA** – I would think if someone has a commercial
33 vehicle like a large work pickup truck or something like that and it can fit in the
34 driveway and it's not jetting out onto the sidewalk or anything like that then that
35 should be acceptable as long as it meets all the other requirements. I mean not
36 all properties have the ability to drive down the side and park it in the back or
37 something like that. But I think my concern is not exactly that so much but that
38 this be clear enough to where, when it's done, people will understand what they
39 can and can't do. Okay, you can have one truck but you can't have two. You
40 can have one truck and park it in the driveway, but it can't be larger than a
41 certain size. But you have conflicting instructions in this.

42
43 **COMMISSIONER BARNES** – Can I take a run at this?

44
45 **CHAIR LOWELL** – Mr. Barnes, go for it.

46

1 **COMMISSIONER BARNES** – I agree with Meli. Is it saying then that you can
2 have multiple vehicles under the three-quarter ton? So, if you had a home
3 computer business, you can park four Geek Squad vehicles in the driveway and
4 be perfectly legal?

5
6 **COMMISSIONER VAN NATTA** – Sure if you’ve got a big enough driveway.

7
8 **COMMISSIONER BARNES** – Yeah. Is that what it’s saying? It seems like
9 maybe our intent here is to limit it to one commercial vehicle under a maximum
10 size of 21 feet period. If it exceeds that, then it should be parked behind the side
11 yard fence similar to an RV. That seems to cover it in a couple of very short
12 sentences in my mind.

13
14 **COMMISSIONER VAN NATTA** – But, then again, if somebody has a fleet of
15 Tupperware cars or Geek Squad cars and they have a four-car driveway.....

16
17 **PLANNING OFFICIAL RICK SANDZIMIER** – The way it’s currently worded you
18 would be able to do that. That would not be our intent. We would want to clarify
19 that. Our intent is not to have a fleet of cars out there that have a commercial
20 identity to them. So you’re absolutely correct that it’s confusing because it
21 appears that it’s limited only to the larger vehicles. I would ask for clarification
22 from the Commission though this evening if it’s okay with you to have multiple
23 cars up there. If it would be okay if there were four Geek Squad cars or four
24 construction trucks or two or more; provide that clarification and we’ll be happy to
25 rewrite that. But our intent from the Staff is to limit it to one.

26
27 **COMMISSIONER VAN NATTA** – Okay.

28
29 **PLANNING OFFICIAL RICK SANDZIMIER** – No matter how large the vehicle is
30 so that it’s not identifying a fleet so to speak.

31
32 **COMMISSIONER VAN NATTA** – I don’t think limiting it to one is really
33 something that I would want to do because someone might have more than one
34 vehicle and they are doing a home occupation. There’s a lot of people who are
35 working from home now, independent contractors of all kinds, but I think there’s
36 other ways to control it too like saying okay it’s got to be in the driveway the
37 same as any personal car. You can’t have, I mean I’ve seen houses where they
38 have four personal cars because they’ve got two teenagers and their parking
39 them in the driveway and it goes out over the sidewalk and everything like that.
40 That would be, to me, just as much of an irritant as having four little Geek Squad
41 cars or whatever. As long as there’s room for it, and it’s within their own
42 driveway and it’s on their own property, you are going to run into times and
43 places where the HOA isn’t going to allow and that’s why they buy houses that
44 are not in an HOA so that they have flexibility to do something like this. I don’t
45 see a problem with limiting it to not having a commercial vehicle over a certain
46 size, so you’re not allowing a huge truck out there. But, other than that as long

1 as the vehicles are contained within the premises and on the driveway or in the
2 garage or other appropriate parking areas, I don't see why we should have to say
3 that they could only have one vehicle. You know, mother and daughter might
4 both be selling Tupperware or something like that.

5
6 **PLANNING OFFICIAL RICK SANDZIMIER** – And we're open to whatever the
7 interpretation of the Commission is this evening. Whatever consensus you guys
8 would like is how we'd like to take this forward.

9
10 **COMMISSIONER BARNES** – I think I agree, as a compromise, that I could live
11 with two vehicles. But then I would be concerned about the contractor who just
12 makes his driveway really, really wide and suddenly he can park four commercial
13 vehicles. So I think we'd have to draw the line somewhere, and two works for
14 me. The size, it's somewhat arbitrary. But you've got to draw a line somewhere,
15 and I'm okay with the size. So, in my mind, I would simplify this to say two
16 commercial vehicles that don't exceed X size. End of story. Now, the only other
17 question I'd have is, would you want to allow additional vehicles in the side yard
18 behind the fence?

19
20 **CHAIR LOWELL** – Well this only applies to the Home Occupation Permit.

21
22 **COMMISSIONER VAN NATTA** – Correct.

23
24 **CHAIR LOWELL** – So people like me who don't have a home business, we
25 could park whatever we wanted as long as we were within Code. So I think, if
26 you're going to the effort of having a home occupation and you're pulling a permit
27 for it, I think having one vehicle with the possibility of like a Conditional Use of
28 like a second or third vehicle like have an option for it but make it that if two
29 vehicles park in the driveway or some sort of a clarification where they have the
30 option of having a second vehicle wouldn't be a bad idea.

31
32 **COMMISSIONER BARNES** – Just allow the second vehicle. If the company is
33 big enough to support two vehicles, let them have two vehicles. I don't think they
34 have to apply for the second vehicle.

35
36 **COMMISSIONER VAN NATTA** – Sure and, if there's more than two vehicles,
37 they have to be out of public site.

38
39 **COMMISSIONER BARNES** – Yeah, then they've got to deal with it. Then their
40 big enough that they can afford a solution.

41
42 **CHAIR LOWELL** – I think two vehicles is a better solution to it. That was a lot of
43 debate for two vehicles. I agree with everybody that I think the wording needs to
44 be clarified a little bit, and I second the idea of having a second vehicle. It could
45 get way shorter. That's for sure. Two vehicles not exceeding X size and we're
46 done.

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CHAIR LOWELL – So because this is a Municipal Code Amendment, it’s not a normal hearing item. We don’t have an applicant. We have a member of the public wanting to speak. Can I invite them up now?

ASSISTANT CITY ATTORNEY PAUL EARLY – You would just open the Public Hearing portion of it.

VICE CHAIR SIMS – I have a comment before we get started on that. I applaud the City Staff for going through the effort to clean this up, and personally I think you have parts of Moreno Valley that look like townships. There was Edgemont, there was Sunnymead, there was Box Springs, there were areas that were unincorporated areas and they looked how they look. You go into areas like Sunnymead Ranch, you go to Moreno Valley Ranch, you go to other areas where there’s been master planning since the incorporation of the City. There’s been standardization of how...man my voice is trashed out. But, anyhow, I think there’s a clear nexus between the economic value of the City and the beautification of the City and to holding to some stringent and rigid standards. People have the opportunity to do what they want if they want to move into unincorporated areas. So to have more definition, and I agree that there’s some cleaner language in this, but I think in concept it’s a very important thing for the City to move forward and beautify itself and bring standardization and greater economic prosperity to the residential parts is to have standards that are consistent and then we need to have the funding mechanism to have more Code Enforcement to apply the standard codes. So that’s my two cents. I’m a firm believer in that we should have the rules and they need to be enforced.

CHAIR LOWELL – Thank you.

COMMISSIONER BARNES – I agree on that. Are you opposed to two or?

VICE CHAIR SIMS – No. I think we’re beating up...if a person goes in....how many people are actually coming in? I think the root of this thing is how many people are having a home business that don’t come in for a permit. This is a nonsensical rule because probably 99% of the people don’t come in for a Home Occupation Permit.

COMMISSIONER BARNES – That’s probably true.

VICE CHAIR SIMS – I think we’re spending a lot to do about nothing but.....

CHAIR LOWELL – So it’s a solution looking for a problem.

VICE CHAIR SIMS – Yeah, I just, I think.....

1 **COMMISSIONER VAN NATTA** – I think just cleaning up the verbiage and
2 allowing for two and, if there's any other vehicles, they have to be out of site of
3 the right-of-way and.....

4
5 **COMMISSIONER BARNES** – I would agree with that.
6

7 **CHAIR LOWELL** – Okay well let me open up the Public Comments portion real
8 quick. I'd like to open up the Public Comments portion. We have Mr. Tom
9 Jerele, Sr.
10

11 **SPEAKER TOM JERELE, SR.** – Tom Jerele, Sr. speaking on behalf of myself
12 and a little bit on behalf of the Sundance Center where I spent a little bit of time.
13 Chairman Lowell, Vice Chair Sims, Commissioners, Staff, and the public: First I
14 want to thank Commissioner's Van Natta, Barnes, and Lowell for peeling the
15 grape on this. I was looking for the Staff Report. It's not in the little books here.
16 They just have the minutes from the past meetings and then the Agenda, so
17 there was nothing for me to peruse there. I'll take the blame, though, Mayor Pro
18 Tem Giba has been chatting me to get in the City Hall or go online and look at
19 the stuff ahead of time because it's pretty broad. You know, a lot of house
20 cleaning is going on here. But, as far as the vehicle issue, number (1) two
21 vehicles is fine with me. And I'm taking the position, you know, I live in the
22 Sunnymead Ranch area and in our area there is a fellow that lives up above us a
23 little bit that I inadvertently worked for. I see the Klure & Harris truck there and
24 that's a big truck. I don't think he's the owner. He's probably maybe one of the
25 store managers or something like that, and that was a question I had. How about
26 somebody who is an employee of a company? I know a framer who works for
27 CW Framing. He's got a pretty good sized truck, and it's all set up, and that's his
28 work truck. He goes to work in the morning. So how about somebody who is an
29 employee of a company? He's not running his business there, but he needs that
30 truck because he goes back and forth to work every day. So those are issues.
31 Signs, I'm a pro sign guy, but what I was thinking maybe this could use a little
32 tweaking on the condition of the vehicles. Case and point, well going back to
33 signs for a second, wraps are very popular right now and a good example is the
34 Margarita's Grill. They do like catering out of a van that's really nice and, when
35 they put those wraps on, I like them. You know, I think they are really cool. It
36 tells you, hey, somebody's business is there. You can contact them. You've got
37 a phone number. You might do some business with them. But, if they begin to
38 deteriorate and begin to look like an industrial park there instead of a
39 neighborhood, there's an issue. So maybe condition of the vehicles, you know, if
40 they are leaking oil, if the paint is peeling. You know, they get run down; a lot of
41 rust so on and so forth. It's a little bit tough because it gets subjective, but I'm
42 sure you can do a little tweaking on that. So condition of the vehicle is very, very
43 important. And so that's pretty much my comments, and again I thank you for
44 taking the time. I'll have to delve into this a little bit more before it gets to
45 Council, but I do appreciate the good insight that the Commission has provided.
46 Thank you.

1
2 **CHAIR LOWELL** – Thank you very much. Any other people wishing to speak?

3
4 **SPEAKER RAFAEL BRUGUERAS** – Every team should give a great illustration
5 on where the Code Enforcer’s, when they go out and when they put up those
6 bulletins on the doorknob thing, they can direct them to a website and they can
7 show them different kinds of landscaping. I mean, we saw some rocks. I mean
8 some nice designs that developers could actually put down when their building
9 their homes in the beginning instead of doing grass. You could do rocks. They
10 have this in Nevada. They got away from the grass. They put down rocks as
11 landscaping and cactuses and things like that, desert plants. So maybe we could
12 have developers do that instead. People don’t want to cut grass. They don’t
13 want to hire a gardener and waste water because very time we try to save water
14 somehow they find a way to raise the bills. I mean, it’s getting crazy. But kudos
15 to the Commissioners. Stick to the law. Stick to the law, and if somebody wants
16 a house and they want to bring in their two big trucks, find the properties that are
17 going to allow you to do that. Do not change the law. I’ll tell you why. We just
18 approved 274 houses on Eucalyptus and they are going to build them little
19 boxes, and let’s say 50 homeowners have the more than 21 feet of truck. That’s
20 going to go out way out past the driveway and into the walkway. Now, I’ll tell you
21 what’s wrong by a truck blocking my path. I’ve got to go around into the street.
22 That means your violating my piece of property that we all pay for. So, if you
23 stay with the law and you let them know in the beginning what the law is, they
24 have to abide by it. If not, they pick another City. There’s plenty of them in
25 California in the county, plenty of cities. People want to buy homes and not see
26 two 50 footers sitting in front of their property all the time blocking their view.
27 People don’t want that, but I do like the 21 foot or not touch the curb or the
28 sidewalk. We have those laws here. We should follow them. And, if we stay
29 consistent with the law, then the homeowner can only make one choice whether
30 I’m going to buy or not buy. That’s it really. You guys answered your own
31 questions. You stick to the law. When I was born, my mother taught me the law.
32 I broke some of them. I got scolded and paid the price but I learned. You know,
33 I have desert landscaping at my place. I’ve got rocks. It looks nice. I live on
34 Bay, and I could put 12 cars on my lot. I’ve got a long driveway, you know, that
35 could put a 50 foot RV. That’s the property I live on. That’s the choice I made.
36 Again, we’re going to build 274 houses. So let’s think about what we want to do
37 before we set the law or change things because a lot of people are not going to
38 buy houses and have all these trucks blocking their view in their little
39 communities.

40
41 **CHAIR LOWELL** – Thank you very much. I believe that was the last speaker for
42 tonight. With that, I will close the Public Comments. And any other questions or
43 comments for Commissioner Debate or Discussion?

44
45 **COMMISSIONER BARNES** – Yeah.
46

1 **CHAIR LOWELL** – Commissioner Barnes.

2
3 **COMMISSIONER BARNES** – With questions on a particular item, how do we
4 move forward on this?

5
6 **ASSISTANT CITY ATTORNEY PAUL EARLY** – We have some alternate
7 language here that we’ve been bouncing around right here. We’re seeing if we
8 can find a way to get it thrown up on the screen for you to consider so that you
9 might still be able to approve something tonight. If not, then you can approve
10 everything else and they’ll have to come back and bring back that one item.

11
12 **COMMISSIONER BARNES** – If we can come to an agreement with this.

13
14 **ASSISTANT CITY ATTORNEY PAUL EARLY** – If you want to take a five
15 minute recess, we can see about getting that done for you. Or, if you want to
16 move forward with everything else but that, that’s your option as well.

17
18 **CHAIR LOWELL** – I guess we can take a five minute break.

19
20 **COMMISSIONER VAN NATTA** – I’m not sure that five minutes is going....well it
21 might. We can see what they have.

22
23 **CHAIR LOWELL** – Let’s see what Rick says when he gets back to his seat.

24
25 **COMMISSIONER VAN NATTA** – If not, then we can always move forward and
26 leave this one out of it.

27
28 **PLANNING OFFICIAL RICK SANDZIMIER** – Okay we’re trying some
29 technology things and our guys are really good, but we just emailed it to him.
30 He’s going to try and put it up on the screen to show you our handwritten
31 corrections and then maybe we can just edit it right there on the screen. We can
32 write any additional changes. Whenever your ready, Bob, if you want to try and
33 put it up.

34
35 **CHAIR LOWELL** – Okay, we will take a five minute recess. We’ll take a five
36 minute recess. We’ll be back at 8:55. Thank you.

37
38
39 **PLANNING COMMISSION MEETING RECESS**

40
41
42 **CHAIR LOWELL** – Well, yeah, we just came back on live. Sorry.

43
44 **COMMISSIONER VAN NATTA** – No more than two commercial vehicles and
45 those vehicles have to have dimensions no larger than.....

46

1 **CHAIR LOWELL** – Let me welcome everybody back. So we’re back from break
2 and we’re just discussing the....

3
4 **COMMISSIONER VAN NATTA** – Okay, sorry.

5
6 **CHAIR LOWELL** – Revisions to the Municipal Code, and I don’t know if it’s
7 going out live just yet. There you go. So this is what we’re trying to change Item
8 No. 5 to, and I guess there’s still one more correction we’re trying to do it.

9
10 **COMMISSIONER VAN NATTA** – Yes. No more than two commercial vehicles.

11
12 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Yeah. The way this is drafted,
13 you could have four commercial vehicles as long as they were small ones. It just
14 says you can’t have more than two large ones the way it’s written, but this is just
15 the next step for you.....

16
17 **COMMISSIONER VAN NATTA** – No. On a Home Occupation Permit, we do
18 not want any vehicles longer than 21 feet for a home occupation.

19
20 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Yeah, so all you would have to
21 do there is add after the no more than two commercial vehicles.....

22
23 **CHAIR LOWELL** – Maximum dimensions or something like that.

24
25 **ASSISTANT CITY ATTORNEY PAUL EARLY** – With dimensions no larger
26 than.

27
28 **CHAIR LOWELL** – There you go.

29
30 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Just add the word no.

31
32 **PLANNING OFFICIAL RICK SANDZIMIER** – Okay, here was my suggestion.

33
34 **COMMISSIONER VAN NATTA** – Okay, wait a second. It’s going to be easier.
35 No more than two commercial vehicles may be used in connection with a home
36 occupation. Each vehicle shall not be larger than. Did you get that?

37
38 **PLANNING OFFICIAL RICK SANDZIMIER** – Did you get that, Chris? Okay, so
39 we’re saying no more than two commercial vehicles may be used in connection
40 with a Home Occupation Permit. And then the second is.....

41
42 **COMMISSIONER VAN NATTA** – Each vehicle....

43
44 **PLANNING OFFICIAL RICK SANDZIMIER** – Each vehicle shall not be larger
45 than and then the remainder of the sentence.

46

1 **COMMISSIONER VAN NATTA** – Yeah, each vehicle shall not have dimensions
2 larger than.

3
4 **PLANNING OFFICIAL RICK SANDZIMIER** – Did you get that, Chris? Okay,
5 we've got that.

6
7 **COMMISSIONER VAN NATTA** – That's exactly right. We don't want a huge
8 vehicle parked in front of a house in a residential area.

9
10 **ASSISTANT CITY ATTORNEY PAUL EARLY** – This would prohibit large
11 vehicles all together.

12
13 **CHAIR LOWELL** – Correct.

14
15 **COMMISSIONER BARNES** – Yes.

16
17 **CHAIR LOWELL** – That's.....

18
19 **COMMISSIONER VAN NATTA** – Yeah, they can have them up to 21 feet in
20 length and no more than two of them and that would also mean no more than two
21 Geek Squad Bugs.

22
23 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Staff has your revised
24 language. You can still vote to approve it. Whoever makes a motion, you would
25 just be moving to approve it as amended.

26
27 **COMMISSIONER VAN NATTA** – Are you going to fix this first?

28
29 **CHAIR LOWELL** – It's going to be as amended.

30
31 **COMMISSIONER VAN NATTA** – As amended.

32
33 **CHAIR LOWELL** – And the amendment.....

34
35 **PLANNING OFFICIAL RICK SANDZIMIER** – I think Bob was just helping us to
36 get it up onto the screen.

37
38 **COMMISSIONER VAN NATTA** – Okay.

39
40 **PLANNING OFFICIAL RICK SANDZIMIER** – Right now, he's trying to film and
41 do the other stuff. We've got it written down here I think is what our attorney is
42 saying.

43
44 **COMMISSIONER VAN NATTA** – Okay.

45
46 **PLANNING OFFICIAL RICK SANDZIMIER** – And so we have it.

1
2 **COMMISSIONER VAN NATTA** – So it can say with Item No. 5 as amended?

3
4 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Correct.

5
6 **PLANNING OFFICIAL RICK SANDZIMIER** – Right. And when we get to that
7 point, we'd be happy to re-read what we have here just so it's clear on the
8 record.

9
10 **COMMISSIONER VAN NATTA** – Okay, thank you.

11
12 **CHAIR LOWELL** – Okay, with that said, anymore questions, comments, or
13 concerns? Would anybody like to make a motion? Don't everybody jump up at
14 once.

15
16 **COMMISSIONER VAN NATTA** – Yeah, I can make a motion. Let me just get to
17 it here. Where are we here.

18
19 **COMMISSIONER BAKER** – This one here.

20
21 **COMMISSIONER VAN NATTA** – I just have to get back to where I was. No I'm
22 just going to do this part here.

23
24 **CHAIR LOWELL** – Go for it.

25
26 **COMMISSIONER VAN NATTA** – I move that we **APPROVE** Resolution No.
27 2016-05 and thereby recognize that PA14-0011 Municipal Code Amendment
28 qualifies as exemptions in accordance with CEQA Guidelines Section 15061 and
29 **APPROVE** Planning Commission Resolution No. 2016-05 recommending that
30 the City Council approve the proposed amendments to Title 8, Title 9, and Title
31 12 with the revision of Item No. 5. And could the Staff please read that revised
32 wording to us please?

33
34 **SENIOR PLANNER CHRIS ORMSBY** – Right. The wording will be as it
35 appears on the screen with the modification of no more than two commercial
36 vehicles may be used in connection with a Home Occupation Permit. Each
37 permit shall not have dimensions larger than 8 feet in total outside width, etc.

38
39 **CHAIR LOWELL** – Each permit or each vehicle?

40
41 **SENIOR PLANNER CHRIS ORMSBY** – I'm sorry, each vehicle.

42
43 **PLANNING OFFICIAL RICK SANDZIMIER** – Right, and just for clarification on
44 the record, the adjustments that Chris Ormsby just read were to sentence No. 2
45 on the screen. Everything else remains the same.

1 **COMMISSIONER VAN NATTA** – Correct. So that would be the amendments to
2 Title 8, Title 9, and Title 12 with the modification as read of the City Municipal
3 Code PA14-0011.

4
5 **CHAIR LOWELL** – Is that acceptable?
6

7 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Absolutely.
8

9 **CHAIR LOWELL** – Perfect. We have a motion by Commissioner Van Natta.
10

11 **COMMISSIONER BAKER** – I'll second.
12

13 **CHAIR LOWELL** – And we have a second by Commissioner Baker. He beat
14 everybody to the punch. Now let's cast our vote. Commissioner Baker,
15 Commissioner Sims. All votes have been cast, perfect. With that said, the
16 motion passes 7-0. Do we have a Staff wrap-up on this item?
17

18
19 **Motion carries 7 – 0**
20

21
22 **PLANNING OFFICIAL RICK SANDZIMIER** – There is no wrap-up, other than to
23 say that the item will now be moved forward to the City Council. Our expectation
24 is that we would be putting it on the June Agenda. It could be June 7th or June
25 21st. We still haven't figured out that final date.
26

27
28 **OTHER PLANNING COMMISSION BUSINESS**
29

30 **CHAIR LOWELL** – Perfect and, with that said, moving onto Other Planning
31 Commission Business. I don't think we have any tonight.
32

33
34 **STAFF COMMENTS**
35

36 **CHAIR LOWELL** – Do we have any additional Staff comments?
37

38 **PLANNING OFFICIAL RICK SANDZIMIER** – None.
39

40
41 **PLANNING COMMISSIONER COMMENTS**
42

43 **CHAIR LOWELL** – Any additional Planning Commissioner comments?
44

45 **COMMISSIONER VAN NATTA** – No.
46

1 **VICE CHAIR SIMS** – When’s the next meeting?

2
3 **CHAIR LOWELL** – I’m going to do that right now.

4
5 **VICE CHAIR SIMS** – Oh, okay.

6
7
8 **ADJOURNMENT**

9
10 **CHAIR LOWELL** – With that said, I’d like to adjourn tonight’s meeting to the
11 next meeting of the Planning Commission, which is a regular meeting on May
12 12th, 2016 at 7:00 PM right here in City Council Chambers. Thank you very
13 much everybody. Have a good night.

14
15
16 **NEXT MEETING**

17 *Next Meeting: Planning Commission Regular Meeting, May 12th, 2016 at 7:00*
18 *PM, City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street,*
19 *Moreno Valley, CA 92553.*

20
21
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31 _____
32 Richard J. Sandzimier
33 Planning Official
34 Approved

_____ Date

35
36
37
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40
41
42
43
44 _____
45 Brian R. Lowell
46 Chair

_____ Date

1 CITY OF MORENO VALLEY PLANNING COMMISSION
2 REGULAR MEETING
3 CITY HALL COUNCIL CHAMBER – 14177 FREDERICK STREET
4

5 Thursday, May 12th, 2016, 7:00 PM

6
7
8 **CALL TO ORDER**
9

10 **CHAIR LOWELL** – Good evening ladies and gentlemen. I would like to call to
11 order the Regular Meeting of the Planning Commission. Today is May 12th,
12 2016. The time is 7:05 PM. Could we have rollcall please?
13

14
15
16 **ROLL CALL**
17

18 **Commissioners Present:**

19 Commissioner Ramirez
20 Commissioner Korzec
21 Commissioner Barnes
22 Vice Chair Sims
23 Chair Lowell
24 Alternate Commissioner Nickel
25 Alternate Commissioner Gonzalez
26

27 **Staff Present:**

28 Rick Sandzimier, Planning Official
29 Paul Early, Assistant City Attorney
30 Erica Tadeo, Administrative Assistant
31 Jeff Bradshaw, Associate Planner
32 Michael Lloyd, Traffic Engineer
33 Ahmad Ansari, Public Works Director/City Engineer
34 Josh Frohman, Associate Engineer
35 Quang Nguyen, Senior Engineer
36

37
38
39 **PLEDGE OF ALLEGIANCE**
40

41
42 **CHAIR LOWELL** – I am also here. Because we have two excused absences,
43 Commissioner Van Natta and Commissioner Baker, we're letting the alternates
44 Commissioner Nickel and Commissioner Gonzalez sit in for them today. So, with

1 that said, I would like to ask Commissioner Gonzalez to lead us in the Pledge of
2 Allegiance tonight.

3
4
5
6 **APPROVAL OF THE AGENDA**

7
8 **Approval of Agenda**

9
10
11 **CHAIR LOWELL** – Thank you very much. Would anybody like to make a
12 motion to approve tonight’s Agenda? Let’s see if we can do it. The vote thing
13 is.....

14
15 **VICE CHAIR SIMS** – I’ll make that motion to approve the Agenda.

16
17 **CHAIR LOWELL** – Perfect. We have a motion by Vice Chair Sims. Do we have
18 a second?

19
20 **COMMISSIONER BARNES** – I’ll second.

21
22 **CHAIR LOWELL** – We have a second by Commissioner Barnes. All in favor,
23 say “I.”

24
25 **COMMISSIONER RAMIREZ** – I

26
27 **COMMISSIONER KORZEC** – I

28
29 **COMMISSIONER BARNES** – I

30
31 **VICE CHAIR SIMS** – I

32
33 **CHAIR LOWELL** – I

34
35 **ALTERNATE COMMISSIONER NICKEL** – I

36
37 **ALTERNATE COMMISSIONER GONZALEZ** – I

38
39 **CHAIR LOWELL** – All opposed say “neigh.” The motion carries 7 – 0. Moving
40 on.

41
42
43 Opposed – 0

1 **Motion carries 7 – 0**

2
3
4
5 **CONSENT CALENDAR**

6
7 *All matters listed under Consent Calendar are considered to be routine and all*
8 *will be enacted by one rollcall vote. There will be no discussion of these items*
9 *unless Members of the Planning Commission request specific items be removed*
10 *from the Consent Calendar for separate action.*

11
12
13 **CHAIR LOWELL** – The next item is the Consent Calendar, which I do not
14 believe we have any items on the Consent Calendar.

15
16 **PLANNING OFFICIAL RICK SANDZIMIER** – None.

17
18
19
20 **APPROVAL OF MINUTES**

21
22 **None**

23
24
25 **CHAIR LOWELL** – Approval of Minutes. We don't have any Minutes to approve
26 to night?

27
28 **PLANNING OFFICIAL RICK SANDZIMIER** – We do not.

29
30
31
32 **PUBLIC COMMENTS PROCEDURE**

33
34 *Any person wishing to address the Commission on any matter, either under*
35 *Public Comments section of the Agenda or scheduled items or public hearings,*
36 *must fill out a "Request to Speak" form available at the door. The completed*
37 *form must be submitted to the Secretary prior to the Agenda item being called by*
38 *the Chairperson. In speaking to the Commission, member of the public may be*
39 *limited to three minutes per person, except for the applicant for entitlement. The*
40 *Commission may establish an overall time limit for comments on a particular*
41 *Agenda item. Members of the public must direct their questions to the*
42 *Chairperson of the Commission and not to other members of the Commission,*
43 *the applicant, the Staff, or the audience. Upon request, this Agenda will be made*
44 *available in appropriate alternative formats to persons with disabilities in*
45 *compliance with the Americans with Disabilities Act of 1990. Any person with a*
46 *disability who requires a modification or accommodation in order to participate in*

1 a meeting should direct their request to Guy Pagan, our ADA Coordinator, at
2 (951) 413-3120 at least 48 hours prior to the meeting. The 48-hour notification
3 will enable the City to make reasonable arrangements to ensure accessibility to
4 this meeting.

5
6
7 **CHAIR LOWELL** – Which keeps moving us down the line to the Public
8 Comments. With that said, we would be moving on unless we have any
9 Comment/Speaker Slips.

10
11 **ADMINISTRATIVE ASSISTANT ERICA TADEO** – We do not.

12
13 **CHAIR LOWELL** – Perfect. So I was hoping to ask the Commission up here if
14 we want to reorganize tonight’s meeting. We have a Non-Public Hearing Item,
15 which is a fairly routine Fiscal Year Report by Staff. But we also have a Public
16 Hearing Item, which is a fairly lengthy item, which is Case No. 2 (Tentative Tract
17 Map and Master Plot Plan). But I would like to reorder them. Does anybody
18 have any opinions or thoughts about reordering the Public Hearing Item to be No.
19 1 and hearing Staff’s report second, or should we just plow through the Staff’s
20 report first?

21
22 **COMMISSIONER RAMIREZ** – No opinion.

23
24 **COMMISSIONER KORZEC** – No opinion.

25
26 **COMMISSIONER BARNES** – No opinion.

27
28 **VICE CHAIR SIMS** – No opinion.

29
30 **ALTERNATE COMMISSIONER NICKEL** – It’s your call.

31
32 **ALTERNATE COMMISSIONER GONZALEZ** – No opinion.

33
34 **CHAIR LOWELL** – Wow. Okay, with that said, I would like to move the Public
35 Hearing Item given the last couple meetings we’ve had some members of the
36 audience suggest that we move Public Hearing Items first to ease their wait. So,
37 with that said, I would like to move to Public Hearing Item, which is Item No. 2
38 (Case No. PA15-0047 Tentative Parcel Map; PA15-0048 Master Plot Plan;
39 PA15-0049 Conditional Use Permit; PA15-0050 Plot Plan; PA15-0051
40 Conditional Use Permit; PA16-0012 also a Plot Plan). The Applicant is Day and
41 Eucalyptus, LLC. The Case Planner is Mr. Jeff Bradshaw.

1 **PUBLIC HEARING ITEMS**
2

- 3 1. Case: PA15-0047 - Tentative Parcel Map 37058
4 PA15-0048 - Master Plot Plan
5 PA15-0049 - Conditional Use Permit – 112 room hotel
6 PA15-0050 - Plot Plan – 104 room hotel
7 PA15-0051 - Conditional Use Permit – service station
8 PA16-0012 Plot Plan – multiple tenant retail building
9

10 Applicant: Day and Eucalyptus, LLC

11
12 Owner: Jeff Troesh

13
14 Representative: MPA Architects, Inc.
15

16 Location: Northeast corner of Day Street and Eucalyptus
17 Avenue
18

19 Case Planner: Jeff Bradshaw
20

21 Council District: 5
22

23 Proposal: The Quarter Project proposes to subdivide 8.54 acres
24 into six parcels for development of two hotels, a
25 service station with convenience store, a multiple
26 tenant retail building, and future development of a fast
27 food restaurant with drive-through and a retail
28 building.
29

30
31 **STAFF RECOMMENDATION:**
32
33

34 Staff recommends that the Planning Commission **ADOPT** a Mitigated Negative
35 Declaration pursuant to the California Environmental Quality Act (CEQA)
36 Guidelines, for the project applications PA15-0047, PA15-0048, PA15-0050,
37 PA15-0051, and PA16-0012 as described in the following resolutions and:
38

- 39 1. **APPROVE** Resolution No. 2016-09 and thereby **APPROVE** Tentative
40 Parcel Map 37058 (PA15-0047), subject to the attached conditions of
41 approval included as Exhibit A to Resolution 2016-09.
42
43 2. **APPROVE** Resolution No. 2016-10 and thereby **APPROVE** Master Plot
44 Plan PA15-0048, subject to the attached conditions of approval included
45 as Exhibit A to Resolution 2016-10.
46

- 1 3. **APPROVE** Resolution No. 2016-11 and thereby **APPROVE** Conditional
- 2 Use Permit PA15-0049, subject to the attached conditions of approval
- 3 included as Exhibit A to Resolution 2016-11.
- 4
- 5 4. **APPROVE** Resolution No. 2016-12 and thereby **APPROVE** Plot Plan
- 6 PA15-0050, subject to the attached conditions of approval included as
- 7 Exhibit A to Resolution 2016-12.
- 8
- 9 5. **APPROVE** Resolution No. 2016-13 and thereby **APPROVE** Conditional
- 10 Use Permit PA15-0051, subject to the attached conditions of approval
- 11 included as Exhibit A to Resolution 2016-13.
- 12
- 13 6. **APPROVE** Resolution No. 2016-14 and thereby **APPROVE** Plot Plan
- 14 PA16-0012, subject to the attached conditions of approval included as
- 15 Exhibit A to Resolution 2016-14.

16

17

18 **PLANNING OFFICIAL RICK SANDZIMIER** – Before Jeff gives his presentation,

19 I would just like to introduce Jeff as the Case Planner who will be giving the

20 presentation. However, I want to point out that we also have our Economic

21 Development Director here this evening, Mike Lee. We also have our Public

22 Works Director, Ahmad. And so it is a very important project to the City, so we’re

23 ready to answer any questions the Commission will have tonight.

24

25 **CHAIR LOWELL** – Perfect.

26

27 **ASSOCIATE PLANNER JEFF BRADSHAW** – Thank you. Chair and Members

28 of the Planning Commission: There are quite a few applications connected here,

29 but I will do my best to present this to you in concise a way as possible. This

30 project has been identified by the developer as the Quarter Project. It includes

31 the six applications that were described by the Chair, and it proposes

32 development of a Master Plan Commercial Center to be located on eight-and-a-

33 half acres at the northeast corner of Day Street and Eucalyptus. By way of

34 background, the project site is zoned Community Commercial. The site is

35 currently vacant and was disturbed through past use as a concrete batch plant,

36 which began operating there at the site at least as early as 1978. The batch

37 plant ceased operations in 2014, and the owner worked to clear the site and

38 prepare it for some future use. The project currently is mostly leveled to rolling to

39 some slopes where there’s some grade differences between the existing streets,

40 and the site is currently graded. The other thing to note with the project site in its

41 current state is the existing telecommunications facility that is located on the

42 project. That is a facility that includes two equipment shelters and a 77-foot-tall

43 tower. The facility continues to operate at this location even with the batch plant

44 having moved on under a long-term lease agreement. There is currently an

45 application on file with the City to modify that tower for one of the co-location

46 tenants. One of the telecommunication operators is there. Staff’s working with

1 both the property owner and the cell tower operator to address esthetics and
2 possibly see an improvement in the design of that facility. Surrounding uses are
3 compatible with the project that is being proposed to you this evening. This
4 project site is bounded by the Towngate Specific Plan on the north, east, and
5 south sides. To the west, is Office Zoning within in the City of Riverside. The
6 Edgemont Elementary School is located within about 750 feet of the project site
7 to the west of Eucalyptus Avenue, and the site has ready access to both State
8 Highway 60 and Interstate 215. The applications include a Tentative Parcel Map
9 (Tentative Map 37058), which proposes to subdivide the eight-and-a-half acres of
10 the site into six parcels for commercial development. The map has been
11 conditioned to record uses both for shared access and shared parking, and Staff
12 has reviewed the map for consistency with the Community Commercial Zone
13 with Subdivision Map Act in the City's Land Development Section of the
14 Municipal Code and is consistent in all respects with those requirements. The
15 second application presented to you this evening is a Master Plot Plan
16 Application, and that would propose development of a commercial nature on
17 each of the six parcels. Parcel one is proposed to be developed with a 6049
18 square foot restaurant building with drive through. Parcel two is proposed as a
19 multi-tenant building that could include both retail or restaurant uses of 6300
20 square feet. Parcel three on the corner will be developed with a service station
21 and a related retail building for both convenient store and a restaurant. Parcel
22 four is proposed to be developed with another retail building. Parcel five is a
23 hotel site, and parcel six is a hotel site as well. The intent of the Master Plot Plan
24 was to allow for a comprehensive review of the design and layout of that center
25 so that each of these six separate pieces can function together. And so the
26 Master Plot Plan was the vehicle to make sure that the parking would work for all
27 those uses, that the access was appropriate, that the drive aisle is landscaped,
28 and the designs of the buildings are all compatible with one another and so that
29 would be the intent of the Master Plot Plan to establish standards for landscape
30 and color materials for the buildings in the future development that would take
31 place there. The next application is a Conditional Use Permit proposed for
32 development of the hotel on parcel six, and that proposes a four-story hotel of
33 85,162 square feet with 112 rooms or suites. In this case, each of the suites
34 would include a kitchen. And our Municipal Code requires the approval of the
35 Conditional Use Permit in those instances where more than 20% of the rooms
36 would include a kitchen. And, in this case, all the suites would include a sink, a
37 refrigerator, a stove, and a microwave and that was the only need for the
38 Conditional Use Permit. Without the number of kitchens proposed, this would
39 have been a Plot Plan. Amenities at this hotel include a swimming pool, outdoor
40 patio, exercise room, guest room, and meeting room. The adjacent parcel five is
41 also a hotel, and this Plot Plan proposes a four-story hotel with 50,902 square
42 feet with 104 guest rooms. The amenities here are comparable. They include a
43 swimming pool, lounge, fitness center, guest laundry, business center, meeting
44 room, and breakfast room. And the intent of these individual applications was to
45 allow Staff to review the architecture and the specific use proposed and how they
46 relate that to the Master Plot Plan in terms of shared parking and access, both for

1 vehicles and for pedestrians. The next application is Conditional Use Permit
2 PA15-0051, and that proposed the development of a service station with the
3 related convenient store with alcohol sales and a fast-food restaurant and that
4 would be on parcel three. Because of the location of this parcel across the street
5 from residential, it's within 300 feet of existing apartments and single-family
6 homes, which required the Conditional Use Permit at this location for the service
7 station use. The CUP was also required for the sale of alcohol in the convenient
8 store, and again that's because of the proximity to the residential uses across the
9 street. The Resolutions that are attached to the Staff Report, I think, are an
10 important reference. They always are. But I just wanted to point out, especially
11 for both of the Conditional Use Permits, that the findings have been made in
12 those Resolutions in support of the first CUP that I presented to you for the hotel.
13 And, again, the findings for the service station in the appropriate Resolution in
14 support of that use at that location. Plot Plan PA16-0012 proposes development
15 of a 6300 square foot multi-tenant building on parcel two. And development of
16 parcels one and four are referenced on the Master Plot Plan with regards to the
17 building footprint. But, at this time, the Applicant has chosen to wait to present
18 architecture and so those would be.....development on parcels one and four
19 would occur in the future and would require separate applications that would be
20 submitted to Staff for review of the architecture for both sites, and those would be
21 reviewed for consistency with the Master Plot Plan and the standards that would
22 be established if that project is approved this evening. Another aspect or
23 importance of the Master Plot Planning was the opportunity to look again at the
24 compatibility of those uses within the center and how they would be mutually
25 beneficial, and so the Traffic Study that was prepared for the project also
26 included a Shared Parking Analysis. And so the Master Plot Plan includes
27 analysis of that shared parking concept, and approval of the Master Plot Plan
28 would rely on the Planning Commission's recognition of that as an integral part of
29 the approval of the project. Again, the Traffic Study presented some analysis on
30 that idea of shared parking with the conclusion that peak-hour traffic would be
31 less than required parking under the City's Municipal Code for that combination
32 of uses. And, based on the analysis and the findings from that report, Staff
33 would recommend acceptance of that concept and approval of that shared
34 parking for this facility and findings have been made in support of that as well
35 within in the Resolution prepared for the Master Plot Plan. An initial study was
36 prepared for this project to examine potential impacts to the environment. There
37 were a number of technical studies prepared for this project. Again, a Traffic
38 Study was prepared for this project to be....the only areas that were identified as
39 having potential impacts were through the cumulative analysis, and those were
40 referenced in the Staff Report and mitigation has been proposed to reduce those
41 impacts to less than significant. So there is a Mitigation Monitoring Program
42 proposed for this project with the specific mitigation to address what was
43 identified as potential impacts at intersections at Day Street and Bay Avenue,
44 Day Street and Alessandro, and Day Street and Canyon Springs Parkway.
45 Additionally, as we prepared the initial study, we looked at the categories of air
46 quality, biological resources, noise, cultural resources. And, while the analysis

1 did not suggest that this project would result in any impacts under any of those
2 categories, Staff still felt that it was important to include mitigation measures not
3 for the purpose of reducing an impact but for purposes of being able to track
4 significant milestones in the project and whether they were mitigation specific to
5 the construction process or mitigation specific to the operation of the facility.
6 Staff felt it was important to highlight those or document them even though those
7 mitigation measures are a matter of routine in satisfying either City or State
8 requirements. Notification for this project was published in the newspaper
9 beginning in April notifying the public of the availability of the Mitigated Negative
10 Declaration. That occurred 20 days before this evenings hearing. A notice of the
11 availability of that document was also provided to the City of Riverside as a
12 trustee agency. Notice was also sent to all property owners of record within 300
13 feet of the project, and the site was posted. And the City didn't receive any
14 phone calls in response to that notice from the City of Riverside. I did receive
15 one phone call from WinCo who wanted to better understand what was being
16 proposed at the corner. And, just by way of reference, we did hear from some of
17 the other agencies and utilities that we coordinate with. And the City has taken
18 their comments into consideration and, where appropriate, we've applied
19 Conditions of Approval to address any of the comments raised by the utilities or
20 these other agencies. An important part of this process also was making sure
21 that the City was in compliance with State Assembly Bill 52, and the City met
22 those requirements by providing notice to the Native American Tribal Groups that
23 requested participation in that process and we're able to document complete
24 consultation with all those tribal groups. With that, Staff would recommend
25 adoption of the Mitigated Negative Declaration as presented to you this evening,
26 as well as approval of the project. That concludes my report, and if there are any
27 questions, I'd be happy to answer those for you.

28
29 **CHAIR LOWELL** – Thank you, Jeff. Any questions for Staff before I move onto
30 the Applicant? I don't see any hands going up.

31
32 **ALTERNATE COMMISSIONER NICKEL** – I was going to wait until after.

33
34 **CHAIR LOWELL** – Okay.

35
36 **VICE CHAIR SIMS** – I have a question. So, just for clarity on the parking
37 requirement, does the Municipal Code look at the parking requirement when you
38 have these multiple, this Master Plan approach? It looks at each project
39 individually and that's how you got to the 353? And then when you do the
40 analysis for shared parking with this kind of facility, that's how you come down
41 that it supports a peak analysis at 271?

42
43 **ASSOCIATE PLANNER JEFF BRADSHAW** – That's correct.

44
45 **VICE CHAIR SIMS** – Okay. So it doesn't really require a Variance or anything
46 as long as.....

1
2 **ASSOCIATE PLANNER JEFF BRADSHAW** – There’s not a requirement for a
3 Variance. Our Parking Section in the Municipal Code allows for this approach of
4 shared parking. But it does require the preparation of the Shared Parking
5 Analysis by a registered traffic engineer, and there’s some real specific criteria
6 that goes into the qualifications of who prepares the report, as well as specific
7 items that need to be included in that analysis. And so it is a matter of checking
8 their report against those requirements in that section of the code. And then that
9 section goes onto State that findings need to be made in support of this idea of
10 shared parking, and those findings are included in the Resolution for the Master
11 Plot Plan. And so there’s a set of findings there that’s a little bit different than
12 what we presented to you for other projects maybe and that’s how we would
13 satisfy that section without needing a Variance.

14
15 **CHAIR LOWELL** – I have two questions for Staff. I know we were talking about
16 a Conditional Use Permit for the sale of alcohol near residential buildings, those
17 within 300 feet. How does that go into effect with the Eucalyptus Elementary
18 School or the elementary school off of Day? No, off of Eucalyptus. I was right.

19
20 **ASSOCIATE PLANNER JEFF BRADSHAW** – As the project moves forward, if
21 approved from construction to occupancy, they will need to coordinate with the
22 State Agency for Alcohol (ABC). I apologize. I don’t recall what the acronym is.

23
24 **CHAIR LOWELL** – It’s okay.

25
26 **ASSOCIATE PLANNER JEFF BRADSHAW** – They’ll meet according with the
27 State on whether or not the license can be issued. Part of that process will be
28 coming to the City and working with our police department on concentration and
29 the issuance of a letter of convenience if that’s appropriate at this location.

30
31 **CHAIR LOWELL** – Is there any question where the location of the gas station
32 and the restaurant might be too close to the school where it might be an issue
33 later on down the line, or is that setback far enough that it shouldn’t be an issue?
34

35 **ASSOCIATE PLANNER JEFF BRADSHAW** – They satisfy all the design
36 requirements required for this type of use and with this zone. The school district
37 was also notified of the project and they were aware that from the beginning
38 stage when the project was first submitted to us, as well as being notified again
39 once the project was scheduled for tonight’s hearing. And so there’s been an
40 opportunity to coordinate with them and make sure they understood what was
41 being presented to you this evening for approval. Thank you.

42
43 **PLANNING OFFICIAL RICK SANDZIMIER** – I think with regard to your
44 question regarding the alcohol beverage control licensing, the City does not
45 regulate the Alcohol Beverage Control License itself. That’s at the State level. If
46 the criteria for issuing that license requires consideration of the proximity to

1 schools, that would be done by that agency. It's not done by the City. If there's
2 an overconcentration of alcohol vendors or alcohol licenses in the area then it's
3 deemed an Over-Concentrated Census Tract, and then that's when our sheriff
4 department would be asked to render a determination on if it's public
5 convenience and necessity for issuance of a license. There's no requirement
6 that the Public Safety Department make that recommendation. There's
7 provisions within the regulations at the State that, if the police department does
8 not make that determination, they have to wait a 90-day period and then the
9 Alcohol Beverage Licensing Board themselves makes the final decision.

10
11 **CHAIR LOWELL** – Okay.

12
13 **PLANNING OFFICIAL RICK SANDZIMIER** – So that's a whole separate
14 process, and it's not regulated by Title 9 of our Municipal Code.

15
16 **CHAIR LOWELL** – Okay and then a followup question, or a different question. I
17 know we just recently approved a project just further west on Eucalyptus. It was
18 a condo and apartment complex, and that was part of Box Springs Water District.
19 This project is fairly close, and it says it's Eastern Municipal Water District. Is
20 that accurate? It is Eastern?

21
22 **ASSOCIATE PLANNER JEFF BRADSHAW** – That's correct.

23
24 **CHAIR LOWELL** – So there's enough water? I know Eastern has got a pretty
25 big infrastructure.

26
27 **ASSOCIATE PLANNER JEFF BRADSHAW** – Yes.

28
29 **CHAIR LOWELL** – Okay, that was it. Thank you. Any other questions for Staff
30 before we move onto the Applicant? Nope? Okay. At this time, I'd like to invite
31 the Applicant up.

32
33 **APPLICANT BARRY FOSTER**– Good evening.

34
35 **CHAIR LOWELL** – Good evening.

36
37 **APPLICANT BARRY FOSTER** – My name is Barry Foster, and I'm part of the
38 Development Team with the Applicant Day and Eucalyptus, LLC. I know a few of
39 you from when I worked for the City of Moreno Valley. I worked for eight years
40 for the City. I actually helped relocate Robertson's to the new location on old
41 215, and I always thought that this was a key corner that really is kind of that
42 missing piece with the Towngate area and that would be a good opportunity. I
43 worked with the Troesh family who actually owns the property. They are the
44 previous owners of Robertson's Ready Mix.

45
46 **CHAIR LOWELL** – Could you pull the microphone a little closer?

1
2 **APPLICANT BARRY FOSTER** – Sure. Sorry about that. The Troesh family
3 sold Robertson’s to Mitsubishi, so their not involved in that company anymore but
4 they still own the property. And the challenge that we really had was looking at
5 this property, and the frontage along Day and Eucalyptus is pretty easy to use.
6 It’s what do you do with the property in back? There’s a lot of depth there. If you
7 look at that trade area, almost all the major anchor retail users are already there
8 either on Frederick or on Day in Moreno Valley or they are across the street in
9 Riverside. So you’ve got just kind of a whole turmoil in the retail business now
10 with bankruptcies and store closings and all that. So a lot of the footprints are
11 changing, and so we didn’t think it laid out to be kind of a typical shopping center.
12 So we really went to work to try to figure out what was the highest and best use
13 for that rear property, and what we came upon was two hotels back there. And
14 we think that really makes the most sense in a market perspective and from an
15 economic consideration and really from a land use consideration. Another
16 challenge we had was finding the right development team, and we looked at a
17 couple of folks and finally ended up going with Cody Small and Brent Ogden who
18 are working along with me on the retail and kind of the overall Master Plan for the
19 project. And then Jordan Scott with Glacier House Hotels out of Arizona who has
20 extensive hotel background in terms of developing hotels but, more importantly,
21 operating hotels. So he will be the franchisee of this company for both the
22 hotels. And then we also have the land owner. The land owner didn’t want to
23 sell the property, so they will be a joint venture partner in the project too. So a
24 little bit of different ploy was there in trying to work it all together in a Master Plan
25 environment. Together our Development Team brings over 130 years of
26 development experience for this project, so this is not the first project that any of
27 this group has done and so we’re very experienced at doing these kinds of
28 projects. Again, the development is really its market relevant for this location and
29 this trade area. The Development Plan that we came up with, and Jeff talked
30 about, is two hotels with a total of 116 rooms. And then we’ve got the four pads.
31 On the hard corner, there is a convenience store with a fuel station. It’s a new
32 concept called Beyond. The owner of that concept used to be the largest
33 franchisee for ARCO in the State of California. He has now started to do
34 Beyond. He has about 15 of them opened, and he’s got about another 15 that
35 he’s working with. This location will have Chevron as the fuel, and the Beyond
36 will also include a Fat Burger restaurant location too. They’ll be built into it as
37 part of the convenience store. And then there’s two more pads on Day Street.
38 One would be a multi-tenant building with retail and restaurant uses and another
39 one would have both retail and restaurant uses (multi-tenant) but would also
40 include a drive-through. And then we have another pad on the Eucalyptus side
41 on the frontage that we’re really envisioning for healthcare related uses. We
42 think that fits. Their looking at doing a lot of healthcare and medical uses across
43 the street in Riverside, and we just think that that’s a nice coordination with the
44 site. Both hotels are recognizable flags, and we haven’t really announced them
45 but we’re going to tonight. One is a Residence Inn by Marriott. That’s the 112
46 room. And then the other one, the 104 room, is a Holiday Inn Express. You

1 know, if you look at hotels and Jordan and his team do a lot of them, really
2 there's three different hotel chains that are doing hotels. It's IHG, which does the
3 Holiday Inn Express. It's Marriott and it's Hilton, so we have two of those brands.
4 And we think it fits really nicely with Ayres and Hampton, and there's a lot of
5 upside and opportunity there. We also have...and then the ground lease with
6 Beyond is executed and both the hotels are fully approved and executed too.
7 We have marketing discussions going on with a lot of different users for the pads.
8 Gaining approval tonight is important. We've got a lot of meetings set up for in
9 two weeks in Las Vegas for the big shopping center conference with potential
10 users that we're talking to already. Timing is extremely important to get these
11 two hotels. We had to commit to some very aggressive timeframes. They were
12 looking at locations across Day Street in Riverside. And so meeting those
13 expectations in terms with timing is very, very important for this project. We've
14 worked very closely with City Staff to produce a workable Site Plan that would
15 work with perspective users in the marketplace. But we also wanted to have
16 some nice architecture and design, and we want it to be a center. So, if you look
17 at color palates and materials and all of that, it really is integrated in terms of the
18 whole center. You know, this is not a small project. It's, you know, eight-and-a-
19 half acres. Ground-up development is still a little bit challenging now in Southern
20 California. As we've gotten through the recession, things have gotten a little bit
21 better. Total investment for the project is \$38 million. Employment is projected
22 to be 150 to 170 people in all the various projects and that doesn't include
23 construction. The project will produce a lot of revenue for the City. We're
24 estimating in year one \$510,000 annually in TOT revenue/bed tax revenue. By
25 year three when the project is stabilized, it's projected to increase to \$170,000
26 annually. Sales tax in year one, we're projecting \$200,000 annually, and by year
27 three we're projecting it to rise to \$125,000. So, collectively, the entire project is
28 about \$750,000 annually in new revenue to the City. That isn't even taking into
29 consideration property tax. I think it's a nice economic driver for that area and for
30 the City. Again, we think the project is market relevant, and it's the right project
31 for this location and for Moreno Valley. We really want to thank all the Staff who
32 have worked with us on this project. They have been fantastic to work with. I
33 have had the opportunity to work with a lot of them before and some of them I
34 didn't have the opportunity to work with them, but they really have helped us
35 meet our time expectations and make this a really nice project. You know, from
36 Mike Lee to Allen Brock to Rick Sandzimier to Michael Lloyd, Jeff Bradshaw,
37 Ahmad Ansari, Eric Lewis, Guy Pagan, and Michelle Patterson, we used a lot of
38 people to make this a really, really nice project. And we appreciate the effort and
39 cooperation that we've gotten from City Staff. We've got a lot of our people here
40 tonight to talk, and if you have any questions of them, they are more than willing
41 to do that. We've got Cody Small here and Jordan Scott here whose doing the
42 hotel. We have two architects. We actually have one architect here, Mike
43 Porter. Plus, we have our civil engineer too. And so they are happy, if you have
44 any questions, to kind of drill down on some of the issues and questions you
45 might have. I just want to comment one more point too about the ABC. Every
46 restaurant that had beer and wine or alcohol in Towngate has had that same

1 issue with an overconcentration. There's never been a challenge. You know, we
2 think it's far enough away from the school and from any residential and so we'll
3 work to make that work out. And we don't see any kind of issue what that in the
4 future. So, with that, I'm happy to answer any questions or any of the team is
5 too.

6
7 **CHAIR LOWELL** – Thank you very much. Does anybody have any questions
8 for the Applicant?

9
10 **ALTERNATE COMMISSIONER GONZALEZ** – I do.

11
12 **CHAIR LOWELL** – Commissioner Gonzalez.

13
14 **ALTERNATE COMMISSIONER GONZALEZ** – Hi Barry. Can you give us your
15 take on the hotel industry as far as if there's a need for more, for example,
16 Holiday Inn's? I know there's Ayres. There's Hampton Inn. Is there a need in
17 Moreno Valley or in the greater Moreno Valley/Riverside area for more hotels? If
18 you could elaborate on that. What type of market analysis was conducted and
19 why hotels are an important component of this project and this location?
20

21 **APPLICANT BARRY FOSTER** – Sure. I do work in a lot of cities. I currently do
22 work in about 16 cities in Southern California or actually a couple up in the Bay
23 Area too, and hotels are very much in an upswing right now. And it's not the
24 upper scale hotels. It's the mid price limited service like these. And really it's the
25 IHG, which is Holiday Inn. It's Marriott and a number of the products that they
26 have and it's Hilton. Those are the aggressive players. And so when they are
27 looking at a potential site, and Marriott has been looking at this area for a long
28 time, they were looking at it when I was here and very interested in looking for
29 more locations here. Their franchisee goes through a process where he's doing
30 the due diligence with Marriott or IHG. He has to get their approval, and so
31 there's a lot of studies and analysis that goes into that. But, ultimately, it's his
32 money. It's not Marriott's money or IHG's money. It's their investment. So,
33 again, the Residence Inn is about \$17.5 million and the Holiday Inn is about
34 \$14.5 million. And so they put a lot of equity into building those hotels, and so
35 they really do their due diligence to figure out where they want to be. And so,
36 when we brought them out here and gave them a tour of the trade area, they
37 were really impressed with looking at the access to UCR and looking at the
38 access to all the new business logistics and everything else that's gone into the
39 East End of Moreno Valley and also the South End. And so those folks, when
40 they are coming out to visit Amazon, they are not staying in Perris. They are
41 staying in the Towngate area. Why? Because they've got all those amenities
42 there with all the restaurants. That's why the location is the location. It's
43 because of everything that's been built up on that area. So there's a lot that goes
44 into it but you know in California right now and especially in Southern California
45 hotel development is very much on an upswing and very much in demand.
46

1 **ALTERNATE COMMISSIONER GONZALEZ** – Thank you.

2
3 **CHAIR LOWELL** – Thank you very much. Commissioner Barnes.

4
5 **COMMISSIONER BARNES** – You mentioned that the gas station at the corner
6 is going to be a Beyond and that's a fairly new enterprise?

7
8 **APPLICANT BARRY FOSTER** – Yes.

9
10 **COMMISSIONER BARNES** – Are all the others Chevron and Fat Burger
11 combinations?

12
13 **APPLICANT BARRY FOSTER** – They have a couple of Fat Burgers. The
14 person that has the Beyond concept, the owner, he is a franchisee for Fat
15 Burger. I think he's done two or three of them in California, so Fat Burger is kind
16 of coming back into California. They slowed down for a while. He has the ability
17 to do Chevron or ARGO or a number of different types of gas. But, the Beyond
18 concept, there's one if you want to take a look at it. Probably the closest one is
19 in Riverside. It's by La Sierra University. It's more of a upper end convenience
20 store. It's very automated. They have a \$45,000 machine that's about this wide
21 and about this tall, and it produces 10 different kinds of coffee drinks. It costs
22 \$45,000 and everyone of those goes into one of their stores, and so it's a very
23 high tech kind of upper end convenience store. And the operator has years and
24 years and years of experience in that business.

25
26 **COMMISSIONER BARNES** – Okay. Where I was really going, I noticed that it
27 has a fast food restaurant in it but there's no drive through.

28
29 **APPLICANT BARRY FOSTER** – There's no drive through there. Fat Burger
30 doesn't use a drive through concept.

31
32 **COMMISSIONER BARNES** – Okay.

33
34 **APPLICANT BARRY FOSTER** – Well, we'll have one drive through, and it will
35 be one of the other pads.

36
37 **COMMISSIONER BARNES** – Right.

38
39 **APPLICANT BARRY FOSTER** – And we're talking to a couple of users. We
40 would have liked to probably had another drive through but logistically it didn't
41 work and so we're just going with one.

42
43 **COMMISSIONER BARNES** – Because parcels three and four are kind of
44 isolated from the main drive and they share a relatively small amount of parking
45 and I was just curious as to.....I mean, obviously the developer is happy with the

1 arrangement. But it seems like that corner might have some usage issues with
2 traffic and....

3
4 **APPLICANT BARRY FOSTER** – It’s a little tight and so we tried to make it the
5 best it can, but there is a lot of parking that’s behind the hotel there too that it’s all
6 shared parking.

7
8 **COMMISSIONER BARNES** – That’s a long hike for a Fat Burger. Okay.
9 Thanks very much.

10
11 **APPLICANT BARRY FOSTER** – You’re welcome.

12
13 **CHAIR LOWELL** – Any other questions? No? Thank you very much.

14
15 **APPLICANT BARRY FOSTER** – Thank you.

16
17 **CHAIR LOWELL** – I know we reorganized things, so if anybody is looking to
18 speak on this item, please make sure you fill out a slip. I don’t see anybody
19 moving, so I’d like to open the Public Comments portion. It looks like we have
20 two speakers waiting. The first one up is Mr. Roy Bleckert. The second in line is
21 Mr. Rafael Brugueras.

22
23 **SPEAKER ROY BLECKERT** – I would just like to remind you that you should
24 look at, Staff/Planning Commission, should look at any of the Owner Participation
25 Agreements that may have been involved with these properties or any of the
26 others starting back in 2006 and make sure that everything is in compliance with
27 any city regulations, redevelopment oversight, boards have been in compliance
28 with that stated for the record. Looking at the development, I got alerted to this a
29 couple days ago through social media. People were alerting me to this. It was
30 on Moreno Valley Matters. Public concerns on this project, so this precipitated
31 some questions that I submitted to Rick Sandzimier across the board. So one of
32 the questions was what happens to the studio apartments? What precludes
33 somebody from signing a three-year lease to rent those buildings out? How
34 would that work? How is our City Codes? I found that there is, you know, maybe
35 some wiggle room tentative. I think in the future, even if you do pass this project,
36 that needs to be looked at so we tighten this up. Because, as Rick Sandzimier
37 said, well maybe this case was in a rare instance. I will remind you that, except
38 in rare instances, is a synonym for Moreno Valley. We’ve had a lot of these
39 cases. Our hotel row in the 90s, we built a lot of hotels and that you can see
40 some of the direction that’s went there hasn’t been the best facilitated. So we
41 should look at what’s going on. I recall driving by that project in Riverside that
42 Barry mentioned. I seemed to see a lot of vacant buildings in there. So
43 sometimes as we’re drawing these things up, they don’t work as their planned.
44 Stated that, I do like the economic development bringing into the City. That’s a
45 plus; net plus if things work out. It will be a great project moving forward if it
46 pencils out like that. But there are some challenges, some protections I think you

1 need to look at now and in the future so projects like studio apartments don't get
2 turned into low-income apartments in the future if these projects do not pan out
3 like they do. You know, things can change. The economic circumstances, we've
4 had base closings. There was a race track closing in the 80s. The base
5 closures in the 90s precipitated changing all around this area for that, so there's
6 things we have to look at in the planning process before and after and put in
7 regulations and protections for the public moving forward as we look at these
8 projects. It doesn't, you know, it's a tough decision sometimes for these to make.
9 You have to weigh the cost benefit versus the analysis of that, but that's my take
10 on this project.

11
12 **CHAIR LOWELL** – Thank you very much Roy. Mr. Rafael Brugueras.

13
14 **SPEAKER RAFAEL BRUGUERAS** – Good evening Commissioners, Staff,
15 residents, and our guests. I put down that I approve this project. I'll tell you why.
16 For many of us that live in the City of Moreno Valley know that corner,
17 Eucalyptus and Day Street, and we know when everybody is going to work they
18 head towards the 215. And we know there's a school right there and across the
19 street you have Edgemont, and this will be a great improvement for Edgemont.
20 Truly it will be. I mean, it would light up that corner real, real well. People will be
21 happy to cross the street to buy gas, eat a burger, shop. It'd be a wonderful,
22 wonderful additional improvement to the City of Moreno Valley. We'll finally see
23 trees, birds, and get rid of some of the ants that are on the corner. He mentioned
24 a lot of great things this developer, what it will bring. And you know that I'm a job
25 activist. I fight for jobs all the time, and he mentioned good numbers. And I was
26 sitting down thinking about my own numbers. He mentioned 100 to 150 people
27 working. Think about all the new businesses that will be there that maybe one
28 day there will be three or four employees contributing to the general fund. You
29 know our city is growing and every little bit that we put in our big egg basket does
30 well. We have a big project he mentioned on the east side coming after we get
31 rid of all of the lawsuits. Look at the South Side or the West Side now. As long
32 as we continue to add to the city, to the basket, we're going to be okay. Now, he
33 mentioned things about the hotel but a lot of people don't know that the GPA is
34 building the airport. It's going to be a commercial airport. We have Metrolink on
35 Cactus that's opening up this month. People are going to come visit Moreno
36 Valley finally and they do want a nice place to stay. He mentioned two great
37 names that I would stay if I needed to stay and be safe and have a clean room.
38 Think about those jobs. This project is going to enhance that corner. But, most
39 of all, it's going to do something for Edgemont. We are never going to forget
40 Edgemont/Moreno because we incorporate it all into one big city to one
41 wonderful city called Moreno Valley. So we're going to fight, and I'm going to
42 continue to fight for jobs for men and women like them to come to our city, to
43 invest in our city, and have their own money and we the people don't have to
44 bring any money out of our pockets because their willing to put all their money in
45 our basket for the greater good of Moreno Valley.

1 **CHAIR LOWELL** – Thank you, Sir. Do we have anymore Speaker Slips?

2
3 **ADMINISTRATIVE ASSISTANT ERICA TADEO** – No we do not.

4
5 **CHAIR LOWELL** – Perfect. With that, I'd like to close the Public Comments
6 portion. Would the Applicant like to respond to anything they've heard so far?

7
8 **APPLICANT BARRY FOSTER** – No.

9
10 **CHAIR LOWELL** – No? Thank you very much. Any questions or comments
11 from the Planning Commissioners? Anybody raising their hands? Alright,
12 Commissioner Ramirez.

13
14 **COMMISSIONER RAMIREZ** – I think this is a great project. It's in a great
15 location. If we don't do it, guess what, Riverside is going do it on the West End.
16 This is an improvement to Edgemont. The demand for hotels is obviously there.
17 It's going to create a lot of jobs. It's going to have a great economic impact on
18 our community, and I'm ready to vote for this project.

19
20 **CHAIR LOWELL** – Any other questions or comments? Awesome.
21 Commissioner Nickels.

22
23 **ALTERNATE COMMISSIONER NICKEL** – I had a couple questions for Staff. Is
24 there any reason why the City Master Plan Bikeway wasn't referenced
25 throughout any of the information in the project? It's.....just curious.

26
27 **TRAFFIC ENGINEER MICHAEL LLOYD** – I'm not following the question in
28 terms of referenced how?

29
30 **ALTERNATE COMMISSIONER NICKEL** – In regards to circulation and
31 alternate loads of transportation. It's.....

32
33 **TRAFFIC ENGINEER MICHAEL LLOYD** – The Traffic Study did provide some
34 oversight or some analysis in terms of alternative modes of travel, which
35 obviously includes the installation of sidewalk along Eucalyptus and Day. So that
36 would fill missing gaps, which would provide people the opportunity to walk both
37 along Eucalyptus and Day where currently they don't have that option. In terms
38 of bicycle facilities, I apologize, I don't have the Bike Plan in front of me so I don't
39 recall off the top of my head what is planned for Day Street.

40
41 **ALTERNATE COMMISSIONER NICKEL** – Class 2.

42
43 **TRAFFIC ENGINEER MICHAEL LLOYD** – Class 2, okay. So it wouldn't make
44 sense to have this project put in about 600 feet of Class 2 by itself. So it's part of
45 the Master Plan to go ahead and install those Class 2's, and once these

1 improvements are in place, then the City would be in a position to go ahead and
2 stripe them throughout the entire corridor.

3
4 **ALTERNATE COMMISSIONER NICKEL** – Off the top of your head, can you
5 give me a reference point about the location of this center to the Aqueduct
6 Bikeway that the City is going for grant money for?

7
8 **TRAFFIC ENGINEER MICHAEL LLOYD** – Sure. Well the grant monies that
9 we’re pursuing are, to my knowledge, along the Southern portion of the trail so
10 it’s closer to Lake Perris. As you’re probably familiar, over at Arbor Park is
11 approximately where the northern terminus of the trail is, which is approximately
12 one-quarter of a mile away. So the sidewalks along this project frontage would
13 provide that connectivity from this project site to the trail, and there are a fair
14 amount of improvements already in place along the northern portion of the trail.

15
16 **ALTERNATE COMMISSIONER NICKEL** – And I had one other question. Is
17 there any reason why charging stations weren’t considered for the hotel for
18 electric cars?

19
20 **TRAFFIC ENGINEER MICHAEL LLOYD** – I would have to defer to other Staff
21 to comment on that or possibly the Applicant.

22
23 **PLANNING OFFICIAL RICK SANDZIMIER** – The Applicant did not propose any
24 sort of electric charging stations, and there is no requirement in our Code to
25 obligate them to put one in. As far as a consideration, if the Commission is
26 inclined to want to talk about this topic, we’d be happy to talk to you about it. But
27 there is no requirement for them to put them in. I mean, that’s why we didn’t
28 require that.

29
30 **CHAIR LOWELL** – On the City side of things, there’s no requirement. But
31 doesn’t Cal Green require it?

32
33 **APPLICANT BARRY FOSTER** – Yes.

34
35 **CHAIR LOWELL** – California Green Building Code.

36
37 **APPLICANT BARRY FOSTER** – We have, just to help Rick out, we have.....I
38 think we have 20 that are associated with the hotel (charging stations).

39
40 **CHAIR LOWELL** – Charging stations? Because it just says fuel efficient vehicle
41 parking and that’s just painted. It’s not an actual charging station. So what
42 Commissioner Nickel’s was asking is have you guys considered installing actual
43 charging stations? And if I’m not mistaken, Cal Green if you have a certain
44 number of parking stalls, you have to install.

45

1 **APPLICANT BARRY FOSTER** – All I know is when we worked with Staff we
2 met all the Cal Green requirements, so whatever we were required to do is built
3 into the plan.

4
5 **CHAIR LOWELL** – Okay.

6
7 **ALTERNATE COMMISSIONER NICKEL** – I’m not against the project. I just
8 want us to get.....

9
10 **PLANNING OFFICIAL RICK SANDZIMIER** – I fully appreciate the question. I’m
11 going to try and do a little bit of research here while you guys continue your
12 dialogue.

13
14 **ALTERNATE COMMISSIONER NICKEL** – Okay.

15
16 **PLANNING OFFICIAL RICK SANDZIMIER** – We are not aware of it, on the
17 Staff, that was a requirement. But, if there is one, we’ll look into it right now.

18
19 **CHAIR LOWELL** – Okay. Now one of the questions I did have for Staff, one of
20 the public speakers (Mr. Roy Bleckert) asked a very good question. What is the
21 City stance on long-term tenants. What is the longest time that you can stay at a
22 Residence Inn? I know those are long-term rentals, more than one or two nights,
23 more than a week. If somebody lost their home or had a fire and wanted to stay
24 there for three months or eight months, is that an issue?

25
26 **PLANNING OFFICIAL RICK SANDZIMIER** – The long-term stay at a hotel is an
27 anomaly from the research that we’ve done here in Moreno Valley. We have no
28 requirements in our Municipal Code that would restrict them to 30 days or less,
29 but there is a distinction by the California Department of Consumer Affairs in
30 terms of transient. The definition of transient is somebody who stays in a place
31 less than 30 consecutive days. Consecutive days in a hotel is defined by not
32 only staying in the hotel but also making regular payments, so you have to pay
33 for your stay without any sort of a gap. In a hotel, if you miss a payment and
34 then get up to speed two days later, that is considered a gap and so you’re
35 considered as a guest at the hotel up until the 30th day. After that, they do
36 establish tenancy or residency and what that does is it removes the requirement
37 for that resident or tenant to pay that Transient Occupancy Tax. Again, it’s an
38 anomaly. So your question, is there reasons why somebody would stay or
39 maybe an interest for someone to stay, you’re absolutely right. Somebody who
40 has a flood in their home, somebody whose house burns down, somebody
41 who.....

42
43 **CHAIR LOWELL** – Is displaced for any number of reasons.....

44
45 **PLANNING OFFICIAL RICK SANDZIMIER** – Is displaced for whatever reason,
46 they may need a place to stay and they may try and make an arrangement with

1 the hotel in the same city that they live in or somewhere close and that might be
2 a reason why they take up a longer term residency. Another issue could be
3 we're close to the base, so somebody who might be on a military assignment
4 who doesn't have housing on the base might come here and want to take a
5 longer occupancy within a hotel that's nearby. There's different provisions within
6 the federal government that they may not have to pay the Transient Occupancy
7 Tax anyways because of their federal relationship. Other things could be a
8 construction crew that is coming out to build a new warehouse or a new hotel
9 and they believe that phase of construction is going to be more efficient if their
10 construction crew is here and they make a decision to try and occupy a hotel.
11 Again, those are anomalies. We don't believe those to be regular and so we did
12 explore the question that Mr. Bleckert raised to try and be prepared for this
13 tonight. So I think we have vetted it, and there's no reason that we've come
14 across to put a condition in place to kind of protect against this. But we're not
15 precluded from addressing this issue at some later time should it turn out to
16 become an issue at the site. Say one of the hotels does, as Mr. Bleckert
17 indicated, become challenged or wants to try and reinvent themselves. We could
18 address it at that time, but it's a commercially zoned property. It wouldn't be
19 residentially owned, so we'd have a lot of other issues we'd have to go through in
20 an entitlement process to address that.

21
22 **CHAIR LOWELL** – Perfect. Yeah, I wasn't really concerned. But I just wanted
23 to hear an answer for Mr. Bleckert's question, so thank you very much. Second
24 thing is charging stations, and I would like an answer at some point in time on
25 that tonight. That would be kind of neat if we could come up with the idea of
26 charging stations. Third was Day Street. I know Day Street, if you head a little
27 bit further south past Eucalyptus, the speed limit goes from 45 down to 35 down
28 to 25. And, as you approach Frederick, it speeds back up again. Is there any
29 long-term solution? I know that's a neighborhood, and those houses front on
30 Day Street. But long-term down the line, what's the ultimate goal should those
31 tenants or residents decide to sell their home or some sort of long-term fix for
32 both the resident side of things where there is going to be more traffic but also
33 from the commuter standpoint where you have a speed trap sort of because I
34 know there's a lot of police motorcycles that sit there looking to give out speeding
35 tickets?

36
37 **TRAFFIC ENGINEER MICHAEL LLOYD** – My understanding of the placement
38 of the 25 mile per hour speed limit was a combination of two things. You
39 mentioned the first, the residences fronting the roadway. The second is related
40 to the designed speed for the roadway. When it was done as a capital project to
41 widen the roadway out to two lanes, we had some great challenges through that
42 area to fit within the footprint of our right-of-way and not have to go through an
43 imminent domain process and have relocations of residences. We try to stay
44 within that footprint, so given the design speed that we have on the roadway, it's
45 conducive for a 25 mile per hour posted speed limit. So is that the long-term
46 solution? No. The roadway, per our General Plan, is long-term planned for four

1 lanes. So, at some point in time, the roadway would be widened and it would
2 need to meet an arterial design speed. So at that time whenever that occurs,
3 that widening occurs, that's most likely when the speed limits would be adjusted.
4

5 **CHAIR LOWELL** – So if and when this project comes to fruition and the
6 residents are experiencing even more traffic and even more speeding vehicles,
7 what would a temporary solution be? Just more strict enforcement? Is there
8 some other speed bump issue or stop signs or something we could do to help?
9

10 **TRAFFIC ENGINEER MICHAEL LLOYD** – It would certainly...it's an ongoing,
11 our Traffic Engineering Division monitors it. It's an ongoing observation. We
12 observe what's going on out there. I think, if you recall, there is what we call the
13 feedback. You know, the radar feedback signs that indicate your speed so at
14 least there is some warning provided. If there is additional traffic control through
15 signing, certainly that is an option. And, as you mentioned, enforcement always
16 helps.
17

18 **CHAIR LOWELL** – Okay. Thank you very much. Any other questions for Staff
19 or the Applicant before I make a motion? I don't see anybody's hands going up.
20 Would anybody like to make a motion tonight?
21

22 **PLANNING OFFICIAL RICK SANDZIMIER** – Before we make the motion....
23

24 **CHAIR LOWELL** – Yes, Sir.
25

26 **PLANNING OFFICIAL RICK SANDZIMIER** – We're almost close to getting you
27 the answer on the Cal Green question. From what we've been able to locate so
28 far, it appears that this would be a consideration during the building plan check
29 review process because that's when we confirm our Building Code compliance
30 and Cal Green requirements. From what we can tell here, it looks like a project
31 may be required to put in infrastructure for or leading up to, but I'm not sure that
32 the actual electric vehicle charging station has to be in place with the project. But
33 we can't confirm yet, but there may be some requirements to put it in for a future
34 application. So we're not going to miss that opportunity because their still going
35 to have to comply with the building plan check requirements.
36

37 **CHAIR LOWELL** – Correct. I, for whatever reason, this was actually an issue
38 on one of my projects that I was working on last week where Cal Green became
39 an item. Well I was working on a small parking lot that had 20 parking spaces,
40 and they were trying to get us to do the same thing by installing the conduits and
41 infrastructure without actually installing the charging station. And, if I remember,
42 it was something like the threshold was 200 parking stalls or more; something
43 along that line where you would have to actually install the infrastructure. So this
44 would be a project that would have to qualify for that, so okay thank you very
45 much. Any other questions?
46

1 **COMMISSIONER BARNES** – No.

2
3 **CHAIR LOWELL** – I’d like to entertain a motion on this project. Let’s go to vote.
4 If you’d like to make a motion, please click the button and then state your motion.

5
6 **ALTERNATE COMMISSIONER GONZALEZ** – I second the motion.

7
8 **CHAIR LOWELL** – No. You actually have to read the motion right there.

9
10 **ALTERNATE COMMISSIONER GONZALEZ** – Okay.

11
12 **CHAIR LOWELL** – And I don’t believe we actually have to read all the items.
13 We can just say....

14
15 **ASSISTANT CITY ATTORNEY PAUL EARLY** – No. If you just want to make a
16 motion to approve, to adopt the Mitigated Negative Declaration and approve the
17 Resolutions that are set forth in the Staff Report that would be sufficient
18 (assuming that’s your motion).

19
20 **ALTERNATE COMMISSIONER GONZALEZ** – Okay wonderful. I’d like to
21 motion that the Planning Commission **ADOPT** the Mitigated Negative Declaration
22 pursuant to the California Environmental Quality Act (CEQA Guidelines) for the
23 project applications PA15-0047, PA-15-0048, PA15-0050, PA15-0051, and
24 PA16-0012 as described in the Resolution.

25
26 **ASSISTANT CITY ATTORNEY PAUL EARLY** – And would you further want to
27 approve Resolutions 2016-09 through 2016-14?

28
29 **ALTERNATE COMMISSIONER GONZALEZ** – Yes. And **APPROVE** Resolution
30 No. 2016-09.

31
32 **ASSISTANT CITY ATTORNEY PAUL EARLY** – You don’t need to read them
33 all. You can just state Resolution Nos. 9 through 14 if you want to.

34
35 **ALTERNATE COMMISSIONER GONZALEZ** – And **APPROVE** Resolution Nos.
36 2016-09 through 2016-14.

37
38 **CHAIR LOWELL** – Perfect and we have a second by Commissioner Gonzalez.

39
40 **ALTERNATE COMMISSIONER GONZALEZ** – I second that.

41
42 **CHAIR LOWELL** – Perfect. Please cast your vote. All votes have been cast.
43 The motion passes 7-0. Do we have a Staff wrap-up on this item?

44
45
46 Opposed – 0

1
2
3 **Motion carries 7 – 0**
4
5

6 **PLANNING OFFICIAL RICK SANDZIMIER** – We do. With regard to PA15-
7 0047, which is a Tentative Parcel Map, this is an action you've taken that is
8 appealable. If any interested party is interested in appealing that particular
9 application, they have 10 days to file their application to the City Council through
10 the Community Development Director. If an appeal is filed, we would schedule it
11 for a hearing within 30 days. With regard to the other applications, which are the
12 Master Plot Plan, the Conditional Use Permit, the Plot Plan for the 104 room
13 hotel, the Conditional Use Permit for the service station, and the Plot Plan for the
14 multi-tenant retail building, those are all also appealable. But their appeal period
15 is 15 days from the date of this action. If any interested party is interested in
16 filing that appeal, they would also file an appeal to the City Council through the
17 Community Development Director. And, if we receive an appeal, we will
18 schedule it for a hearing before the City Council within 30 days. That's the wrap-
19 up on the applications. But, while I have the microphone, I'd also like to just take
20 a second. Mr. Foster was very gracious in complimenting my Staff, but I want to
21 compliment the entire City Staff on the work that was done on this particular
22 project. This is a very important project for the City. As you can see, it brings in
23 a lot of value. Our Economic Development Director, Mike Lee is here this
24 evening, as well as our Public Works Director as I mentioned earlier. There's a
25 commitment to this project that has been shown throughout. When the project
26 was first submitted, it was submitted right around the holidays so between
27 December 25th and January 1st and we jumped on it right away after the first of
28 the year. And we made a commitment to the developer that we would try and
29 have this approved, a project with this many pieces, within nine months. As of
30 tonight, we are less than five months from that application date. And that's not
31 an easy thing to do. We had very good work from not only our Public Works
32 Staff but our Fire Department Staff whose here this evening, our Land
33 Development Team, our Special Districts Team, the Traffic, my Staff. Jeff
34 Bradshaw has done an outstanding job. And just this evening, just to show you
35 our responsiveness to try and get you an answer on the Cal Green, I want to
36 compliment Chris Ormsby who was able to look that up for us this evening. So
37 that's the kind of attention we've given to this project, and it's the kind of attention
38 we've been giving to multiple projects over the last year. It's a reputation we'd
39 like to have out there in the community for those that are listening to us. Some of
40 the speakers that come up are acknowledging the effort that we're putting, and
41 really it does help the City shine and our business friendliness and our
42 entitlement process. And, while it's not always easy, we think that we're trying to
43 get good results so thank you for that time.
44

45 **CHAIR LOWELL** – I really applaud the City's efforts also. Having worked
46 firsthand with the City on the various projects and seeing this project come

1 before us tonight, this project looks very well organized, very well put together. It
2 doesn't look like there's any I's that weren't dotted or T's that weren't crossed.
3 The project looks thorough from a design standpoint. From an occupant
4 standpoint, this project is going to be a very big shining star on the City, so I
5 really commend you guys. I was also trying to figure out what this land was
6 going to be like. When I was four years old, I remember standing on the
7 aggregate pile at Robertson's Ready Mix watching the race from the cheap
8 seats. And, when the racetrack went away, I was like man I can't go watch
9 anymore. And then Robertson's moved, and it was like part of my heart just kind
10 of broke. And now seeing Robertson's move down the street with this nice new
11 concrete batch plant and now this project coming to life, I mean I'm extremely
12 happy. This is a great addition to the City, so I applaud everybody. Okay, now
13 that we're moving kind of out of order. We're going to backtrack a little bit to the
14 Non-Public Hearing Items, which is a Staff Report on the Fiscal Year 2016-2017,
15 and my thing just moved, proposed Capital Improvement Plan conformance with
16 the General Plan. The representative tonight is our Public Works Department.

17
18
19 **NON-PUBLIC HEARING ITEMS**

20
21 2. Find that the Fiscal Year 16/17 Proposed Capital Improvement Plan is in
22 Conformance with the City's General Plan.

23
24 Case: PAXX-XXXX – Fiscal Year 2016-2017 Proposed
25 Capital Improvement Plan conformance with the
26 General Plan

27
28 Applicant: City of Moreno Valley

29
30 Representative: Public Works Department (Jeff Bradshaw)

31
32 Location: Various locations throughout the City of Moreno
33 Valley

34
35
36
37 **STAFF RECOMMENDATION**

38
39 Staff recommends that the Planning Commission make a finding that the Fiscal
40 Year 2016-2017 Proposed CIP is in conformance with the City of Moreno
41 Valley's General Plan.

42
43
44 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – Good
45 evening Mr. Chair, Vice Chair and Members of the Commission. As all of you
46 are aware, a Capital Improvement Program is a budget document, is a funding

1 strategy, and a planning tool for those projects that happen in and around the
2 City and our City projects and every year the City Staff Public Works Capital
3 Projects Division provides an update to that document; any changes, any new
4 funding, any new projects and then we bring it before this body (Planning
5 Commission) at about this time. And, usually in June, we take it to the City
6 Council for adoption and final approval. So the document before you, as the
7 Staff Report indicates, is a thick document. I'm sure you recall from the previous
8 years, there are different types of projects that are included in there from streets
9 and interchanges and utilities and buildings and bridges and whatnot to storm
10 drainage, and each of those projects are divided into three groups. Whether we
11 have full funding for those projects, we call them fully funded. Then there are
12 some projects that we have partial funding. You know, perhaps for design and
13 then construction is awaiting for funding, so we call those partially funded. And
14 then we also have a list of unfunded projects. You know, basically it's our wish
15 list. We are planning for the future. We are actively pursuing various funding
16 mechanisms to make those projects whole as well. So the Capital Improvement
17 Program is a five-year plan. However, as I indicated before, each year the
18 update of the CIP with all the project details and the funding is brought forward
19 for approval. One thing that I do like to mention is that the CIP in itself is not a
20 project, so it's exempt from any environmental because each of those projects
21 have to go through their own environmental process. you know, whether it's
22 through Cal Trans or Federal. In your Staff Report, you will see a chart at the
23 end that gives you a very high level summary of different categories of work. We
24 report to the Commission the amount of funding that is carried over to the
25 upcoming fiscal year and then it shows for the next five years, which goes all the
26 way to planning for the fiscal year 2021 and beyond. So, with that, before I
27 conclude my Staff Report I would like to thank the Capital Improvement Division
28 Staff. Specifically, Linda Wilson, Josh Frohman, and Quang Nguyen. All those
29 three Staff are present here tonight. Their happy to answer any questions that
30 you guys will have and then, with that, I conclude my Staff Report. I'd be happy
31 to answer any questions.

32
33 **CHAIR LOWELL** – Thank you. Any questions for Staff? I had one question.
34 I'm looking on the bridges schedule on that little graph, and it shows \$350,000;
35 \$10,000; \$360,000 as the years go on. But when you get to year 2019 and 2020,
36 it jumps up to \$3,250,000. What's scheduled for 2019/2020?

37
38 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – As you
39 know, Mr. Chair, there are a number of interchange projects that are unfunded on
40 the 60 Corridor. The only interchange that banks to the old RDA Fund, you
41 know, and many other funding we were able to finish both phases was Mason
42 Interchange. And so what you're seeing as far as the large figure is a planning
43 and a cost estimate for future years to be able to hopefully fund the Theodore
44 Interchange, also Redlands Interchange, Moreno Beach second phase project.
45 As you know, most of those interchanges are already included in the TUMF
46 network so they do receive some level of funding hopefully when the time comes

1 from the WRCOG. But then, as you know, each of those interchanges had a
2 price tag of \$60,000,000 to \$70,000,000. So all those numbers add up to future
3 years that we are planning for right now.

4
5 **CHAIR LOWELL** – Okay. Thank you. Commissioner Barnes.

6
7 **COMMISSIONER BARNES** – I had a question along the same line. It's just a
8 curiosity. The grand total for fiscal 2019 and 2020 is almost six times the
9 previous year. What facilitates or what drives that huge jump in potential
10 expenditure? Do you know something the rest of us.....

11
12 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – Again, the
13 big ticket items are those interchanges and even improvement to the 60 Corridor
14 itself. Those, those numbers.....

15
16 **COMMISSIONER BARNES** – And the thought is that work will take place?

17
18 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – That's
19 what we're hoping for.

20
21 **COMMISSIONER BARNES** – Okay.

22
23 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – Again, you
24 know when you get towards the end of the five-year program, it's nothing but an
25 estimate and a plan at this point. You know, those numbers change. That's why
26 we do the annual update for the Commission and Council.

27
28 **COMMISSIONER BARNES** – What....this reflects what you're hoping to be able
29 to do?

30
31 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – That's
32 correct.

33
34 **COMMISSIONER BARNES** – Your forecast of potential funding really isn't a
35 factor in this because you don't know what's going to happen?

36
37 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – That's
38 correct. That is correct.

39
40 **COMMISSIONER BARNES** – It's, okay that explains it.

41
42 **CHAIR LOWELL** – I'm just seeing some big ticket items here on electricity for
43 2016/2017 it's \$13,500,000, and it's a lot less before and a lot less after. What's
44 the plan for this year \$13,500,000 for electricity?

45

1 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – For the
2 electric utility, what the MVU is envisioning is, you know as growth happens you
3 know in different places, the City will need substations (new substations) and
4 those substations are usually in multimillion dollar figures. As you know, the City
5 currently has two substations. One larger, one is which more inner substation,
6 which was built a few years ago. And then this recent 33KV, which was done in
7 the South Central, the southern part of the City that is serving Amazon and other
8 businesses down there and then there is Kitching substation, which is under
9 design right now. So, as growth happens, we’re envisioning more and more
10 substations.

11
12 **CHAIR LOWELL** – Perfect. Any other questions for Staff? Commissioner
13 Ramirez.

14
15 **COMMISSIONER RAMIREZ** – Any idea on the timelines for improvements
16 along Ironwood Avenue east of Lasselle through Nason?
17

18 **CHAIR LOWELL** – The little two-land windy road that connects Perris to Nason.
19

20 **COMMISSIONER RAMIREZ** – Yeah, there’s been several accidents along that
21 highway that have resulted in fatalities.
22

23 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – I need to
24 defer to Quang. Quang, do you have any.....
25

26 **SENIOR ENGINEER QUANG NGUYEN** – Commission, my name is Quang
27 Nguyen. I’m a Senior Engineer with Capital Projects. For Ironwood Avenue east
28 of Lasselle, to the east we have that in the Unfunded Section right now because
29 we haven’t gotten any funding or any plan for it. But it is included in the CIP in
30 the Unfunded Section of the CIP that you can go to and review that.
31

32 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – We were
33 probably hoping in a couple years to be able to secure funding for that project
34 when it’s unfunded.
35

36 **COMMISSIONER RAMIREZ** – Thank you.
37

38 **CHAIR LOWELL** – I think the primary concern is possibly putting in some
39 sidewalks or some better lighting because there’s no way for students to walk
40 from that area of town, which serves Palm Middle School and Cloverdale all the
41 way over to Valley View which is the theater high school. There’s no safe way
42 for kids to walk without walking into traffic lanes or right on the edge of the
43 pavement, so I don’t know if there is something we could do to move that part of
44 the safety.....that aspect of making that street more safe, bring that to the
45 forefront. I don’t know if we can appeal to the City Council to take some Rainy
46 Day Funds or something to look into that a little more closely.

1
2 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – We'll
3 definitely take a look at that.

4
5 **CHAIR LOWELL** – Any other questions or comments for Staff? Okay. Thank
6 you very much for your report. And that moves us onto the last item for tonight,
7 Other Commissioner Business.

8
9 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Excuse me. There is an
10 action that should be requested on this item.

11
12 **CHAIR LOWELL** – I didn't know that was an action item. My mistake.

13
14 **PUBLIC WORKS DIRECTOR/CITY ENGINEER AHMAD ANSARI** – So Staff
15 recommendation is that the Planning Commission makes a finding that the Fiscal
16 Year 2016/2017 as presented proposed CIP is in conformance with the City of
17 Moreno Valley's General Plan before it is taken to City Council on June 7th.

18
19 **CHAIR LOWELL** – So we need to take a motion and a vote.

20
21 **ALTERNATE COMMISSIONER GONZALEZ** – I'll do it. I'll do the motion. The
22 Planning Commission recommends to make a finding that the Fiscal Year
23 2016/2017 proposed Capital Improvement Plan is in conformance with the City of
24 Moreno Valley's General Plan.

25
26 **CHAIR LOWELL** – Perfect. It was motioned by Commissioner Gonzalez and
27 apparently seconded by Commissioner Nickel. Please cast your vote. Perfect.
28 All votes have been cast. The motion passes 7-0. Do we have a Staff wrap-up
29 on this item.

30
31
32 Opposed – 0

33
34
35 **Motion carries 7 – 0**

36
37
38 **PLANNING OFFICIAL RICK SANDZIMIER** – This item is a budget item, which
39 will ultimately be before the City Council so there is no reason to have an appeal
40 on this so it's ultimately going to be at the City Council anyways.

41
42 **CHAIR LOWELL** – I apologize about the mixup on that, but I think we got this
43 squared away. That does move us onto Other Commissioner Business, which is
44 the Planning Commission Rules of Procedure. This was an item that I was
45 asking to bring onto the table tonight. Where did my paperwork go? There it is.
46 Anyway, go ahead Staff.

1
2
3
4 **OTHER PLANNING COMMISSION BUSINESS**
5

6 3. Planning Commission Rules of Procedure
7
8

9 **RECOMMENDED ACTION:**

10
11 Discuss procedures for filling of a permanent vacancy on the Commission,
12 consider recommendations to be forwarded to the City Council.
13
14

15 **PLANNING OFFICIAL RICK SANDZIMIER** – I was just going to say, if Bob
16 Lorch our technical guy in the back can put up the file that I gave him, we did
17 prepare some information just to try and help facilitate the dialogue this evening.
18 This is your item that you brought up. So, if you want to give your presentation,
19 we can show these slides as you might need.
20

21 **CHAIR LOWELL** – One of the questions that I have was it has been announced
22 that one of our Planning Commissioners is retiring, I believe, come August. And I
23 was trying to figure out how to fill that permanent vacancy, and I know the intent
24 of having the alternate Planning Commissioners was to have a Planning
25 Commissioner floating in the wings to step up to fill a permanent vacancy should
26 a permanent vacancy become present. But we have two alternates, and I'm
27 trying to figure out which alternate gets picked first. I don't know if it was the
28 order that they were called from when they were appointed on City Council. I
29 don't know if that was made alphabetically, so I was hoping to get a little more
30 guidance and discussion and clarity as to what the order of operations should be
31 in August when and if we have a Planning Commissioner step down.
32

33 **PLANNING OFFICIAL RICK SANDZIMIER** – Sure. So Mr. Chairman, the
34 slides that we're going to show you here right now are just some of the research
35 we've been able to do since your request. The slide up there right now is Section
36 G1 out of your currently adopted Rules and Procedures for the Planning
37 Commission, and it simply says that permanent or long-term Commission
38 vacancies shall be filled by alternate Commissioners in accordance with
39 Ordinance 890 of the City of Moreno Valley. We went to Ordinance 890, and
40 there is absolutely nothing in Ordinance 890 to talk about what to do with filling
41 vacancies. So, in that Ordinance, it basically does say that the rules and
42 operation for use of the alternates shall be as defined by the Planning
43 Commission themselves and adopting your Rules of Procedure, which we have
44 already done. So there is another operating policy that the City does have for all
45 Boards and Commissions and what this says is that "Member shall serve until
46 their respective successor or are appointed and qualified. The City Council shall

1 have the power to fill any vacancies. Unless otherwise specified, terms of
2 Members of Boards and Commission shall be for three years.” So, in here, it’s
3 assigning the responsibility for the filling of the vacancy to the City Council. And
4 then working with our interim City Clerk, our interim City Clerk brought to our
5 attention what’s called the Maddy Act. In the Maddy Act, I apologize for the
6 smaller print, but it’s also saying that whenever there’s an unscheduled vacancy
7 that occurs on a Board it’s basically assigning that responsibility to fill the
8 vacancy to the City Council. But it goes into a little bit more detail in that before
9 the City Council fills that position, the City Clerk has the responsibility to post the
10 vacancy to collect input and interest. There’s a window that extends from 20
11 days before the vacancy is created to 20 days after the vacancy is created. In
12 this case, where Commissioner Van Natta has indicated that she believes that
13 her last day will be....she’ll be leaving the area in August. Her last day may be
14 July, the last meeting in July, but we’re not certain yet. So, what we would be
15 recommending, is that we would work with the City Clerk on when Commissioner
16 Van Natta’s actual last date is and then use the 20 day window after rather than
17 trying to predetermine when she might leave. Paragraph B is saying that, if there
18 is some sort of an urgency, the City Council doesn’t have to wait for that period
19 and they can fill it immediately. We don’t believe that there’s any case here
20 where there would be an urgency that would require the filling of the vacancy
21 immediately because you do have the alternates that are already available, and
22 you have the opportunity to rotate the alternates as your rules already prescribe.
23 So, each meeting as we move forward after a vacancy is created, we should
24 have one or both of the Commissioners available to fill the seat. And, even if
25 they are not available, your quorum is constituted when you have the majority of
26 the membership. And so you would have to have a lot more other vacancies to
27 get to the point where you don’t have a quorum. So we don’t think that there
28 would be an urgency. Basically, with those three things before you, our
29 recommendation of Staff is to wait until the vacancy is created. Again, work with
30 the City Clerk to post a filing. That filing is probably already going to happen
31 because we’ll be filling vacancies on Commissions come March of 2017.
32 Commissioner Van Natta’s appointment is through March of 2017, and so we
33 would be working in kind of a window of maybe five to six months where we
34 might have meetings. Some of those are over the holidays, and so I don’t know
35 if that’s enough information to suggest that we may not have to do anything. But
36 it’s the pleasure of the Commission. We will take your recommendations.

37
38 **CHAIR LOWELL** – Well I agree with you that it might not be an urgent issue
39 because we do have the two alternates, so we have bodies sitting around to fill
40 up a vacancy. But.....and since Meli’s term is up next year anyway, we’d be
41 looking to fill alternate Commissioners anyway, or permanent Commissioners,
42 and we’d be filling the position. With that said, I don’t think it’s urgent for this go
43 around. But I do think it would be nice to have some more clarity and some
44 definition should another vacancy or second or third down the line happen. I
45 know the original intent of having alternates was to have an alternate standing by
46 to fill the vacancy permanently or temporarily, but it seems like our rules aren’t

1 100% organized to allow that or to facilitate that. So maybe a little more analysis
2 of this going down the line would be a good idea.

3
4 **ASSISTANT CITY ATTORNEY PAUL EARLY** – If I may, ultimately what will
5 happen here when the vacancy becomes official, is we'll need to let Council
6 know. And the Council will have a choice at that point to appoint one of the
7 current alternates to fill the rest of the term, which would satisfy that intent that
8 you just mentioned without having to do new interviews and the whole process
9 again. So that is already in place right now. Council could alternatively, at that
10 point, decide that they just want to do nothing until March. And we would just
11 continue with the alternating as we do. And then the third possibility is the
12 Council could decide to amend Ordinance 890 to delegate that to this
13 Commission for future situations. So I expect that when we bring that Staff
14 Report to Council and the vacancy is officially created that those alternatives will
15 be in play.

16
17 **CHAIR LOWELL** – So the short of it is we should basically do nothing and wait
18 for City Council to say something come August?

19
20 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Continue with the process
21 we've been doing of alternating the seat.

22
23 **CHAIR LOWELL** – That seems to be working quite well. Commissioner Barnes.

24
25 **COMMISSIONER BARNES** – Just so I'm clear, currently there's a bit of a
26 conflict between our Rules and Procedures, which say that the vacancy shall be
27 filled by the alternate. But the other item you read said that City Council shall
28 act, which implies or states that they could go outside of that.

29
30 **ASSISTANT CITY ATTORNEY PAUL EARLY** – I don't believe our Rules of
31 Procedure say that. They say that it shall be filled in accordance with Ordinance
32 890, which is the City Council's adopted Ordinance. It does not say it shall be
33 filled by an alternate, the permanent seat.

34
35 **COMMISSIONER BARNES** – I thought our Rules and Procedures said that.

36
37 **ASSISTANT CITY ATTORNEY PAUL EARLY** – This is our Rules and
38 Procedures right on your screen now.

39
40 **ALTERNATE COMMISSIONER GONZALEZ** – Yeah but the....when you go to
41 the Ordinance there's nothing.

42
43 **CHAIR LOWELL** – Yeah, it's a blank Ordinance.

44
45 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Well it's not a blank Ordinance,
46 but it doesn't address the specific scenario of appointing a permanent member.

1 That is addressed in another location, so that's why I said we end up with a
2 situation where the intent is still there. The Council can...the Council still retains
3 jurisdiction, but they can appoint one of the two alternates without going through
4 the lengthy process.

5
6 **CHAIR LOWELL** – That was the intent that everybody was hoping for.

7
8 **ASSISTANT CITY ATTORNEY PAUL EARLY** – They still can do that, and we
9 will be bringing that to Council. Their choices are those three that I mentioned;
10 appoint one of the two, kick the can down until March, and we'll continue
11 alternating or make an amendment to Ordinance 890, which would create some
12 different third process.

13
14 **PLANNING OFFICIAL RICK SANDZIMIER** – Just to...well what we put up was
15 with regard to filling the permanent or long-term vacancies. Your Rules and
16 Procedures do address the periodic absences, which is another section here.
17 But it doesn't really apply to what we're talking about this evening.

18
19 **CHAIR LOWELL** – Correct.

20
21 **PLANNING OFFICIAL RICK SANDZIMIER** – And so what we're talking about in
22 terms of rotation, it started in alphabetical order and then it just kind of proceeds
23 since that time. That's the order that is defined in Section G2.

24
25 **CHAIR LOWELL** – Correct.

26
27 **PLANNING OFFICIAL RICK SANDZIMIER** – So....

28
29 **CHAIR LOWELL** – Yeah. We have rules in place for filling a temporary
30 vacancy, but permanent or long-term, thankfully the position that would be open
31 for long-term would be expiring in March, so it's a short long-term. I think this is an
32 item that needs a little bit of polishing, but it's not an urgent emergency.
33 Commissioner Nickels.

34
35 **ALTERNATE COMMISSIONER NICKELS** – I just to wanted to reiterate that
36 since we serve at the Council's pleasure, that the ultimate decision on long-term
37 replacement should reside with the Council because they know what their looking
38 for and what they want.

39
40 **CHAIR LOWELL** – Yeah, agreed, and then it's ultimately going to be their
41 decision.

42
43 **COMMISSIONER BARNES** – Unless we're suggesting that we take away one
44 of the three options. Then, what we have right now, gives them the discretion
45 to.....

1 **CHAIR LOWELL** – The point of tonight was just to shed some light on the
2 situation and make the Council aware that (A) there's a potential for a permanent
3 vacancy, and we need to get a little bit of direction before we have to deal with it
4 retroactively.

5
6 **ALTERNATE COMMISSIONER NICKEL** – We've been put on notice.

7
8 **CHAIR LOWELL** – Exactly. You guys are getting promoted. Perfect. Thank
9 you very much.

10
11 **ADMINISTRATIVE ASSISTANT ERICA TADEO** – Chair. We do have one
12 speaker who wants to speak on this item.

13
14 **CHAIR LOWELL** – Okay.

15
16 **ADMINISTRATIVE ASSISTANT ERICA TADEO** – Rafael Brugueras.

17
18 **CHAIR LOWELL** – I have Mr. Jeff Barnes.

19
20 **ADMINISTRATIVE ASSISTANT ERICA TADEO** – Oh.

21
22 **COMMISSIONER BARNES** – I'm done.

23
24 **SPEAKER RAFAEL BRUGUERAS** – Good evening again Commissioners,
25 Staff, and residents. This is a very important issue. I know we were laughing
26 about it trying to figure it out, but selecting a Commission is very important. No
27 joke to the City. No joke to the residents. No joke to the developer. It's not a
28 joking matter. It will be nice to pick the seniority person next. That's the way I've
29 run working in the warehouse business, seniority prevails. And we have two
30 Commissioners that have faithfully come here and filled the seat when someone
31 is absent, and I'm deeply grateful for that because we always have seven. And,
32 once the votes are cast, their done. It's a beautiful thing to always see seven.
33 It's a nice thing. So when this issue does come to the Council for permanent,
34 then we'll discuss that with the Council because I will be saying the same thing
35 I'm saying to each one of you. I prefer going by seniority. And, if you have two
36 candidates, maybe one will give it to the other based on seniority or maybe the
37 other one can't do it for whatever reason. That'll be something that they will
38 discuss. But it's very important that whoever we put up on this bench has to
39 represent the City of Moreno Valley really truly. We just saw something
40 wonderful happen today, and you guys are talking about things that we can't
41 even think about (2019 and 2020). And, you know, the expansion of many
42 things. So, if we can keep it the way it is, wonderful. The City will be safe for the
43 next few years. And I hope as a resident of the City of Moreno Valley that that's
44 important too that the I's of Moreno Valley, like myself when I drive around, I look
45 all over the City to make sure that the projects that we approve are being done
46 and things that need to be done can be addressed like we did tonight. So, again,

1 whoever you decide to pick I welcome because I've gotten to know all seven of
2 you by coming here and sharing the love of the City. Thank you.

3
4 **CHAIR LOWELL** – Thank you very much. One of the things I'd like to mention.
5 When City Council goes through their selection process and appoints alternates,
6 could we have a situation like we have in courtrooms where you have alternate
7 juror one, alternate juror two where we could say this is alternate Planning
8 Commissioner one, alternate Planning Commissioner two and then maybe have
9 the City Council either look at or possibly approve the thought that in the event
10 that a long-term vacancy alternate Planning Commissioner number one steps up
11 and they would identify Planning Commissioner alternate one or alternate two
12 when their appointed?

13
14 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Yes. That was that alternate
15 three suggestion that I think we should bring to the Council when we bring this so
16 there is something definitive.....

17
18 **CHAIR LOWELL** – That way there's some definitive direction without having to
19 think about it and him and hah and say well I like Lori better than Erlan, or I like
20 Erlan better than Lori so.

21
22 **ALTERNATE COMMISSIONER NICKEL** – I know I make better cookies.

23
24 **ALTERNATE COMMISSIONER GONZALEZ** – Well I'll challenge you to that,
25 Lori.

26
27
28
29 **STAFF COMMENTS**

30
31 **CHAIR LOWELL** – Perfect. I appreciate it. Any further Staff Comments moving
32 on?

33
34 **PLANNING OFFICIAL RICK SANDZIMIER** – No.

35
36
37
38
39 **PLANNING COMMISSIONER COMMENTS**

40
41 **CHAIR LOWELL** – Any Planning Commissioner Comments?

42
43 **ALTERNATE COMMISSIONER NICKEL** – Yes. The three amigos here who
44 attended the League of California Cities Planning Commissioner Conference, I
45 think we all had a good time and learned a lot of things. I did sign up to
46 participate in a monthly conference call with the Statewide Planning

1 Commissioners, and there was an action alert sent out yesterday. And I don't
2 know if you know anything about it, Rick. It's in regards to Senate Bill 1069
3 Wieckowski second units and removal of local land use authority. Have you
4 heard of this at all?

5
6 **PLANNING OFFICIAL RICK SANDZIMIER** – Read the Title again.

7
8 **ALTERNATE COMMISSIONER NICKEL** – Senate Bill 1069 by Senator
9 Wieckowski. It's in regards to second units and removal of local land use
10 authority. In other words, the State wants to regulate and draft all the
11 Ordinances pertaining to the second unit dwellings like granny flats, things like
12 that, kind of taking it out of local jurisdiction. I have the information if you're
13 interested.

14
15 **PLANNING OFFICIAL RICK SANDZIMIER** – I'd be happy to look at that new
16 legislation. There was actually similar legislation that came through, I believe, it
17 was in 2003 in which it did find second units as ministerial projects. And so it
18 already has removed, to some degree, some of the requirements associated with
19 second units. So it's probably something related to that, and we'll look into it.

20
21 **ALTERNATE COMMISSIONER NICKEL** – Yeah and, in fact, there is a draft
22 letter if the City wants to go along with this. But it was supposed to have been
23 heard on the floor today, so that was why the alert because the California League
24 of Cities Housing and Development lobbyist's monitor all that up in Sacramento
25 so she was on the line as well. So that was kind of the big thing about it, and I
26 know one of the Planning Staff from City of Lafayette. We met her. She was
27 saying where they were having trouble, especially since the State declared a
28 housing shortage of affordable housing. It's kind of making things difficult at the
29 local level and that she had brought up an issue that they were faced with that,
30 say it's a typical granny flat out the back, well it still has to be hooked up to
31 utilities. And the utilities up there were charging \$25,000, which totally wipes out
32 any affordability of being able to do that. So there is a lot of scrambling going on
33 up in Sacramento right now and that's the end of that.

34
35 **CHAIR LOWELL** – Thank you. With that said, any other comments or
36 questions? Perfect. I'd like to commend both Commissioner Nickel's and
37 Commissioner Gonzalez for being available tonight and sitting in.

38
39
40
41 **ADJOURNMENT**

42
43 **CHAIR LOWELL** – I would like to adjourn to the next regular meeting of the
44 Planning Commission May 26th, 2016, at 7:00 P.M. right here in the City Hall.
45 Thank you very much and have a great night.

1 **ALTERNATE COMMISSIONER GONZALEZ** – Thank you.
2
3
4
5
6

7 **NEXT MEETING**

8 *Next Meeting: Planning Commission Regular Meeting, May 26th, 2016 at 7:00*
9 *P.M., City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street,*
10 *Moreno Valley, CA 92553.*
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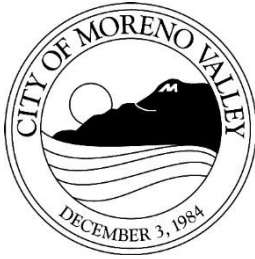
22 _____
23 Richard J. Sandzimier
24 Planning Official
25 Approved
26
27
28
29
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31
32
33
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35
36

_____ Date

37 _____
38 Brian R. Lowell
39 Chair
40

_____ Date

Minutes Acceptance: Minutes of May 12, 2016 7:00 PM (APPROVAL OF MINUTES)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 26, 2016

SIGN ORDINANCE AMENDMENT - POLITICAL SIGNS

Case: PA16-0017 - Sign Ordinance Amendment for Political Signs

Applicant: City of Moreno Valley

Owner: N/A

Representative: N/A

Location: Citywide

Case Planner: Mark Gross, AICP

Council District: N/A

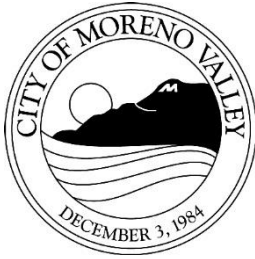
****THIS ITEM HAS BEEN REMOVED FROM THE AGENDA****

Prepared by:
Mark Gross
Senior Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

None



PLANNING COMMISSION

STAFF REPORT

Meeting Date: May 26, 2016

PA15-0005 CONDITIONAL USE PERMIT AND P15-092 VARIANCE

Case: PA15-0005 Conditional Use Permit and P15-092 Variance

Applicant: VZW/Cortel

Owner: Southern California Edison

Representative: Andrea Urbas

Location: Southwest corner of Kitching Street and John F. Kennedy Drive

Case Planner: Gabriel Diaz

Council District: 4

SUMMARY

Verizon Wireless is requesting approval of a Conditional Use Permit (CUP) PA15-0005 and a Variance P15-092. The Conditional Use Permit is for a proposed 58 foot tall telecommunications tower facility, and associated equipment on 24.23 acres at the southwest corner of Kitching Street and John F. Kennedy Drive. The proposed design will replicate the appearance of a pine tree consistent with an already existing wireless tower on the project site. The variance is required to allow a setback reduction from 58' to 35' 1" between the new facility and the property line on Kitching Street. The project site is located within a Residential 5 (R5) zoning district.

PROJECT DESCRIPTION

Verizon Wireless is proposing a telecommunications facility consisting of a 58 foot tall faux monopine (pine tree) tower. The proposed facility will be located at the southwest corner of Kitching Street and John F. Kennedy Drive (APN: 486-070-018) on the site of an existing Southern California Edison substation (Attachment 5). The project site includes two previously approved wireless tower facilities. A 58' monopine and a 57' monopole.

The project site is located in a R5 zoning district. The project site has been improved as a non-residential electric utility substation and is expected to continue to operate as such into the future. Per Section 9.09.040(E)(3) of the City Municipal Code, communication facilities may be allowed on this type of project site subject to review and approval of a Conditional Use Permit by the Planning Commission.

The variance is necessary to allow a reduced setback from the east property line to the telecommunications pole. The proposed setback of thirty-five (35) feet, one inch, is consistent with the existing monopine on the project site. The current project site is located within a single-family residential zone (Residential 5). The City Municipal Code Section 9.09.040.4.b.xi., states that, "Within any single-family residential district, all commercial communication facility antenna(s) and supporting tower systems shall be setback from any property line a distance that is not less than the height of the antenna and tower system and not less than any setback required by any applicable fire and building codes." For the proposed project, this would require a 58 foot setback. An alternate location on the site that could achieve a 58 foot setback was explored by the applicant, however, Southern California Edison was not in favor. The applicant is pursuing this variance as afforded by State Planning law and local regulations.

The proposed facility is located approximately one hundred forty-five (145) feet from the residential properties to the east and separated by a drainage channel and the right-of-way of Kitching Street. The site is currently improved as a non-residential use - a Southern California Edison electrical substation - and contains a previously approved wireless communication tower with a reduced setback. As prescribed in the City Municipal Code, Section 9.02.100, "the purpose of variances is to provide equity in the use of property." Furthermore, this request has been considered against the four required findings set forth in Section 9.02.100 (D) of the Municipal Code, and each finding can be made, thereby conferring the variance to allow a setback reduction from 58' to approximately 35 feet for this project is reasonable and appropriate. The variance provides for equity in the use of the property. Given the setback location of the prior approved wireless communication tower on the same site, strict enforcement of the setback regulation would deprive this applicant of privileges enjoyed by others in the vicinity and under the same zoning classification. The other design elements of the project have been carefully considered and found to meet or exceed the minimum criteria of a communications facility in a residential zone.

The design of the tower as a monopine is intended to mask its appearance as an otherwise unsightly tower and will blend the facility in context with the existing monopine on the site (Attachment 6). The telecommunications facility will consist of three sectors, each with four antennas, for a total of twelve (12) antennas, twelve (12) Remote Radio

Units (RRU), two (2) raycaps, and one (1) Microwave Dish. The antennas will be located towards the top of the monopine and will be concealed by the faux pine branches. The branches will be spaced to have a natural appearance and will extend beyond the antennas to screen the antennas in a natural pattern with sufficient artificial branches and foliage. The pole will have a high relief pattern with texture and color to resemble a natural pine tree. The applicant has prepared photographic simulations of the proposed installation from multiple perspectives, which are included as Attachment 7.

Verizon's equipment area consists of a thirty (30) foot by thirty (30) foot lease area and will house one (1) DC generator cabinet, two (2) equipment cabinets, and one (1) electrical meter mounted on H-frame. The lease area will be screened with an eight (8) foot chain link fence with five (5) strands of barb wire to match existing. The lease area is also screened from the east by existing mature oleander shrubs. All necessary utilities required for the site will be placed underground.

Site/Surrounding Area

The project site is located at the southwest corner of Kitching Street and John F. Kennedy Drive. The site is currently developed as a Southern California Edison substation on 24.23 acres. There are two existing telecommunications facilities on the site. One is an approximately 58 foot tall monopine, and the other is an approximately 57 foot tall monopole.

The parcel is within a Residential 5 (R5) zoning district (Attachment 4). The areas surrounding the project site to the north, east and south are developed as single family residential homes zoned Residential 5 (R5). The nearest single family homes to the proposed facility are separated by a drainage channel and the right-of-way of Kitching Street. These residences are no closer than 145 feet. Armada Elementary School and the Oakwood Apartments are located more than 1,200 feet to the west of the proposed facility.

The proposed wireless tower has been evaluated against General Plan Policy 7.7.6 and Section 9.09.040 (Communication facilities, antennas and satellite dishes) of the City Municipal Code. The proposed project does not conflict with any of the goals, objectives, policies, and programs outlined in the General Plan.

Access

The main access to the project site will be from the existing driveway entrance off of John F. Kennedy. The facility will require periodic routine maintenance visits. Aside from periodic maintenance visits, the wireless tower will be an unmanned facility and will not impact available on-site parking.

Review Process

The Conditional Use Permit application was initially submitted in February 2015. The

project, as submitted, was found not to be consistent with the standard Municipal Code required setback regulations and the applicant was advised to evaluate other design options. The applicant subsequently worked with Southern California Edison to evaluate alternative locations on the site that were setback further onto the site. Southern California Edison was not agreeable to allow use of other portions of the site as those alternate locations could limit or preclude future needs and operations of the electrical substation. In light of not being able to secure an alternate location on the property, and in light of the reduced setback afforded to the existing wireless tower on the site, the applicant elected to submit a Variance application in October 2015 to request Planning Commission approval of a reduced setback for the tower and equipment. City staff from various departments including Public Works and the Fire Prevention Bureau reviewed the conditional use and variance proposals. Over the course of the standard plan review process staff has successfully worked with the applicant to resolve all other design details.

ENVIRONMENTAL

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project qualifies for an exemption under the provisions of the CEQA as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures.

NOTIFICATION

In accordance with Section 9.02.200 of the Municipal Code, public notification was sent to all property owners of record within 300' of the proposed project site on May 11, 2016 (Attachment 5). In addition, the public hearing notice for this project was posted on the project site on May 13, 2016, and published in the Press Enterprise newspaper on May 13, 2016.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-16, and thereby:

1. **RECOGNIZE** that Variance P15-092 and Conditional Use Permit PA15-0005 qualify as an exemption in accordance with CEQA Guidelines, Section 15303 (New Construction or Conversion of Small Structures); and
2. **APPROVE** Variance P15-092 and Conditional Use Permit PA15-0005 based on the findings contained in Planning Commission Resolution 2016-16.

Prepared by:
Gabriel Diaz
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. PC Resolution 2016-16
2. PC_COAS_PA150015
3. PC Public Hearing Notice
4. PC Land Use Map
5. PC Aerial Photograph
6. PC Project Plans
7. PC PhotoSims

PLANNING COMMISSION RESOLUTION NO. 2016-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA15-0005, A CONDITIONAL USE PERMIT FOR A 58 FOOT TALL TELECOMMUNICATIONS FACILITY AND ASSOCIATED EQUIPMENT, AND P15-092, A VARIANCE ALLOWING A REDUCED EASTERLY SETBACK OF 35 FEET 1 INCH FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT THE SOUTHWEST CORNER OF KITCHING STREET AND JOHN F. KENNEDY DRIVE (APN: 486-070-018)

WHEREAS, VZW/Cortel has filed an application for the approval of PA15-0005, a Conditional Use Permit for a 58 foot tall monopine telecommunications facility located at the southwest corner of Kitching Street and John F. Kennedy Drive and as described in the title of this Resolution, and

WHEREAS, VZW/Cortel has also filed application P15-092 for a Variance allowing for the reduction of the standard required 58 foot setback to 35 feet 1 inch from the east property line to the facility,; and

WHEREAS, the applications have been evaluated in accordance with established City of Moreno Valley procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, upon completion of a thorough development review process, the project was appropriately agendized and noticed for a public hearing before the Planning Commission of May 26, 2016; and

WHEREAS, on May 26, 2016, the Planning Commission of the City of Moreno Valley conducted a public hearing to consider the application; and

WHEREAS, on May 26, 2016, the Planning Commission of the City of Moreno Valley considered the project and determined that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303, New Construction or Conversion of Small structures;

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on May 26, 2016, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

Section 1: Variance

- 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;

FACT: The variance request is for the setback from the east property line to the telecommunications pole to be reduced from 58 feet to 35 feet, one inch. The City Municipal Code (Section 9.09.040.4.b.xi.) typically requires a setback from any property line to be a distance that is not less than the height of the antenna and tower system and not less than any setback required by any applicable fire and building codes. For this project this would require a fifty eight (58) foot setback from the property line. A fifty eight (58) foot setback from the east property line was explored by the applicant, but was determined to not be feasible based on the current and long-term operational interests of the site as a Southern California Edison electrical substation.

Further considerations were given to the unique characteristics of the project, project site, and use of the property. The proposed facility is located approximately one hundred forty-five (145) feet from the residential properties to the east and separated by a drainage channel and the right-of-way of Kitching Street. The telecommunications pole is setback the same distance as the adjacent existing monopine, which is also approximately 58 feet in height. The proposed variance will provide for equity in the use of the project site property considering the placement of the existing telecommunications facility on the site, and will prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations. The balance of the project meets or exceeds the minimum criteria of a communications facility in a residential zone.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;

FACT: There are exceptional circumstances that apply to the property that do not apply to other properties in the vicinity and under the same zoning classification. Specifically, the site is currently under use as an electrical substation within a single-family residential zone on one large parcel of approximately 24.23 acres. In addition, the proposed facility is separated from residential properties to the east by a drainage channel and the Kitching Street right-of-way; a distance of a total of 145 feet.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;

FACT: The project is within the Residential 5 (R5) zoning district. The property is under use as an electrical substation by Southern California Edison. There are two existing telecommunications facilities on the site. One is an approximately 58 foot tall monopine with a 35 foot 1 inch setback from the east property line. The other is an approximately 57 foot tall unstealthed monopole and has an approximate 39 foot setback from the east property line. The existing telecommunication facilities are not consistent with the current Municipal Code requirement for the setback for a telecommunications facility in a residential zone.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification;

FACT: The granting of the variance will not constitute a grant of special privilege. The physical separation of 145 feet between the proposed telecommunications pole and the existing residential properties to the east far exceeds the 58 foot setback distance that would otherwise be required under the Municipal Code if the subject property was abutting a residential property to the east. The 58 foot setback is equal to one of the other existing telecommunication facilities on the same site.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

FACT: The proposed variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. Staff has evaluated the design and potential impacts of the proposed project. The proposed facility is approximately one hundred forty-five (145) feet from the nearest residential property to the east, which exceeds the distance that would be required of the facility if it was immediately abutting a residential zone. The balance of the project meets or exceeds the minimum criteria of a communications facility in a residential zone. Staff also found that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15303 (New Construction or Conversion of Small Structures).

6. That the granting of a variance is consistent with the objectives and policies of the General Plan and the intent of this title.

FACT: The proposal will be consistent with the objectives and policies of the General Plan. General Plan Objective 2.3 promotes a sense of community and pride within residential areas through increased neighborhood interaction and enhanced project design. The proposed installation will have an enhanced design providing the appearance of a pine tree (monopine). The design of the monopine is intended to mask its appearance as a tower, and blend with the existing monopine on the site consistent with General Plan Policy 2.3 Community Design.

The proposed wireless tower has been evaluated against General Plan Policy 7.8 Scenic Resources, and Municipal Code Section 9.09.040 Communication Facilities, Antennas and Satellite Dishes, of the City Municipal Code. The proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan.

Section 2: Conditional Use Permit

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed telecommunications facility, as conditioned, incorporates enhanced design elements and stealth features consistent with General Plan Policy 7.8. The proposed telecommunications facility is screened from view from the public right-of-way by existing oleander bushes and the design of the monopine is intended to mask its appearance as a tower and blend

with an existing monopine on the site. The proposed use complies with Section 9.09.040 Communication Facilities, Antennas and Satellite Dishes, of the Municipal Code. The proposed use does not conflict with any of the goals, objectives, policies, and programs of the General Plan.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: Wireless telecommunications facilities are a conditionally permitted use within the City. As designed and conditioned, the proposed use will comply with all the applicable Municipal Code provisions, including regulations governing the establishment and operation of commercial communication facilities under Section 9.09.040 (Communication Facilities, Antennas and Satellite Dishes) of the Municipal Code.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: The proposed Conditional Use Permit will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The project would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15303 (New Construction or Conversion of Small Structures).

The telecommunications improvements as proposed are a common feature in urbanized areas. No health, safety, or welfare problems unique to this location have been identified. The use will improve and continue to provide a choice in wireless communication reliability in the use's coverage area. In the event of an emergency or natural disaster, the use will be able to continue to function, which can help to enhance the general health, safety, and welfare of the citizens of Moreno Valley.

4. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

FACT: The telecommunications improvements as proposed are a common feature in urbanized areas. Staff worked very closely with the applicant to ensure that the design and the appearance of the monopine tower, equipment cabinets, and miscellaneous site improvements would be compatible with the adjacent existing

monopine tower, the Southern California Edison substation, and neighboring single family residential homes.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for P15-092 and PA15-0005, incorporated herein by reference, include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

2. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Government Code Section 66020(a) and failure to follow this procedure in a timely fashion will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-16 and thereby:

- CERTIFIES** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures; and

- 2. **APPROVES** Variance P15-092 and Conditional Use Permit PA15-0005 based on the findings contained in the resolution.

APPROVED on this 26th day of May, 2016.

Brian R. Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

Attachment: PC Resolution 2016-16 [Revision 1] (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)

**CITY OF MORENO VALLEY
PLANNING DIVISION
FINAL CONDITIONS OF APPROVAL FOR PA15-0005
CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NUMBER: 486-070-018**

APPROVAL DATE:

EXPIRATION DATE:

This set of conditions shall include conditions from:

- Planning (P), Building (B)**
- Fire Prevention Bureau (F)**
- Transportation Engineering (TE)**
- Land Development (LD)**

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

- P1. The Conditional Use Permit, PA14-0016, is for a new telecommunications facility to be located at the southwest corner property of Kitching Street and John F. Kennedy Drive. The wireless cell site facility is a Verizon facility. The monopine is fifty eight feet in height with (12) panel antennas, (12) Remote Radio Units (RRU's) two (2) raycaps, and one (1) Microwave Dish. Verizon's equipment area consists of a thirty (30) by thirty (30) foot lease area, and will house one (1) DC generator cabinet, two (2) equipment cabinets, and one (1) electrical meter mounted on H-frame. The lease area will be screened by an eight (8) foot chain link fence with five (5) strands of barb wire to match existing. The antennas will be located towards the top of the monopine and will be concealed by the faux palm fronds.
- P2. The antennas and all ancillary equipment and hardware attached to the top portion of the monopine shall be painted and or covered by sleeves to match the pine tree, and be concealed within the dense foliage of the tree. The branches shall be spaced to have a natural appearance and shall extend beyond the antennas to screen the antennas in a natural pattern with sufficient artificial branches and foliage.

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

Attachment: PC_COAS_PA150015 (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)

**PLANNING DIVISION
FINAL CONDITIONS OF APPROVAL FOR PA15-0005
CONDITIONAL USE PERMIT
PAGE 2**

- P3. The pole shall be designed to have a high relief pattern with texture and color to resemble a natural pine tree as approved by staff.
- P4. The placement of the artificial branches shall not have a symmetrical appearance, but rather shall be mounted in a manner which gives a more natural, “conical” appearance to the monopine.
- P5. All utility and coaxial connections to the equipment shall be underground. All connections to the monopalm shall be underground, installed within the equipment area and located within the lease area.
- P6. There shall be no signage or graphics affixed to the equipment, equipment building or fence except for public safety warnings and FCC required signage.
- P7. All proposed ancillary equipment shall be placed within the confines of the equipment/lease area.
- P8. The equipment shall be located within the lease area as shown on the approved site plan.
- P9. At such time as the facility ceases to operate, the facility shall be removed. The removal shall occur within 90-days of the cessation of the use. The Conditional Use Permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P10. The applicant shall replace or repair any existing landscape or irrigation that is disturbed through the installation or operation of this telecommunications facility.
- P11. This approval shall expire three (3) years after the approval date of Conditional Use Permit, PA15-0005 and Variance, P15-092, unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P12. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, the Landscape Requirements, the General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the City Planning Official or designee. (MC 9.14.020, Ldscp)

**PLANNING DIVISION
FINAL CONDITIONS OF APPROVAL FOR PA15-0005
CONDITIONAL USE PERMIT
PAGE 3**

- P13. The emergency generator is approved to be located within the existing equipment lease area and shall be below the height of the existing chain-link fence.
- P14. All connections for the generator shall be within the equipment lease area.
- P15. The emergency generator shall only be used during power outages. Periodic weekly testing shall be allowed during day hours only for 15 minutes.
- P16. (BP) Prior to issuance of building permits, the applicant shall obtain a Land Use Clearance stamp from the Community Development Department – Planning Division on the final plan check set.
- P17. (CO) Prior to issuance of a building final, the applicant shall contact the Planning Division for a final inspection.

BUILDING and SAFETY DIVISION

GENERAL COMMENTS

The following comments have been generated based on the information provided with your application. Please note that future revisions or changes in scope to the project may require additional items. Fee estimates for plan review and permits can be obtained by contacting the Building Safety Division at 951.413.3350.

1. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2013 CBC.
2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
3. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements of the 2013 California Plumbing Code Table 4-1.
4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
5. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24,

**PLANNING DIVISION
FINAL CONDITIONS OF APPROVAL FOR PA15-0005
CONDITIONAL USE PERMIT
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Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.

6. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
7. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.
8. Contact the Building Safety Division for permit application submittal requirements.

FIRE PREVENTION BUREAU

No Conditions of Approval for this Case.

Transportation Engineering Division

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

GENERAL CONDITIONS

- TE1. Conditions of approval may be modified or added if a modified plan is submitted for this development.
- TE2. Driveway shall conform to City of Moreno Valley Standard No. MVSI-112C-0 for Commercial Driveway Approaches and Section 9.11.080, and Table 9.11.080-14 of the City's Development Code - Design Guidelines or as approved by the City Engineer.
- TE3. On-site traffic signing and striping shall be accordance with the 2014 California Manual on Uniform Traffic Control Devices (CAMUTCD).

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

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FINAL CONDITIONS OF APPROVAL FOR PA15-0005
CONDITIONAL USE PERMIT
PAGE 5**

PUBLIC WORKS DEPARTMENT

Land Development Division

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Land Development Division.

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
- LD2. (G) The site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission may require the map or plans associated with this application to be resubmitted for further consideration. [MC 9.14.040(A)]
- LD3. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- a. Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - b. Observance of working hours as stipulated on permits issued by the Land Development Division.
 - c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - d. All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

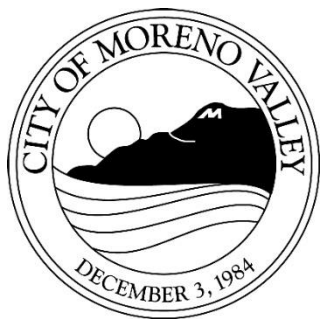
Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

**PLANNING DIVISION
FINAL CONDITIONS OF APPROVAL FOR PA15-0005
CONDITIONAL USE PERMIT
PAGE 6**

- LD4. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC).
- LD5. Prior to any work within the public right of way, an encroachment permit will be required.

SPECIAL CONDITIONS

- LD6. Prior to issuance of a building permit, the developer shall submit for review a grading plan exhibit to Land Development as a Document Review at the then-current fee, per the City's fee schedule. The grading plan will be reviewed to ensure, among other things, that the lease area is well graded and well drained. The grading plan shall include, but not be limited to the following:
- a. The approximate cubic yards of grading cut/fill should be listed.
 - b. The extents of the grading shall be clearly shown.
 - c. The conveyance of drainage shall be clearly shown.
- LD7. Prior to building plan approval, the plans shall demonstrate that the cell site pad is well-drained. Drainage shall be directed off of and away from the cell site pad and be directed towards an approved drainage course/pattern.
- After reviewing the grading plan as a Document Review, it may be determined that a Precise Grading Plan will also be required.
- LD8. Prior to grading, the developer shall pay all applicable inspection fees.



Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PA15-0005 Conditional Use Permit
P15-092 Variance

APPLICANT: VZW/Cortel
OWNER: Southern California Edison
REPRESENTATIVE: Andrea Urbas
A.P.N.: 486-070-018
LOCATION: Southwest corner of Kitching Street
and John F. Kennedy Drive

PROPOSAL: Conditional Use Permit PA15-0005 and Variance P15-092 application for a 58 foot tall telecommunications facility and equipment on 24.23 acres. The proposed installation will have the appearance of a pine tree. The variance application is for a 35 foot setback from the east property line. The zoning is R5.

ENVIRONMENTAL DETERMINATION: Class 3 Categorical Exemption

COUNCIL DISTRICT: 4

STAFF RECOMMENDATION:

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures.

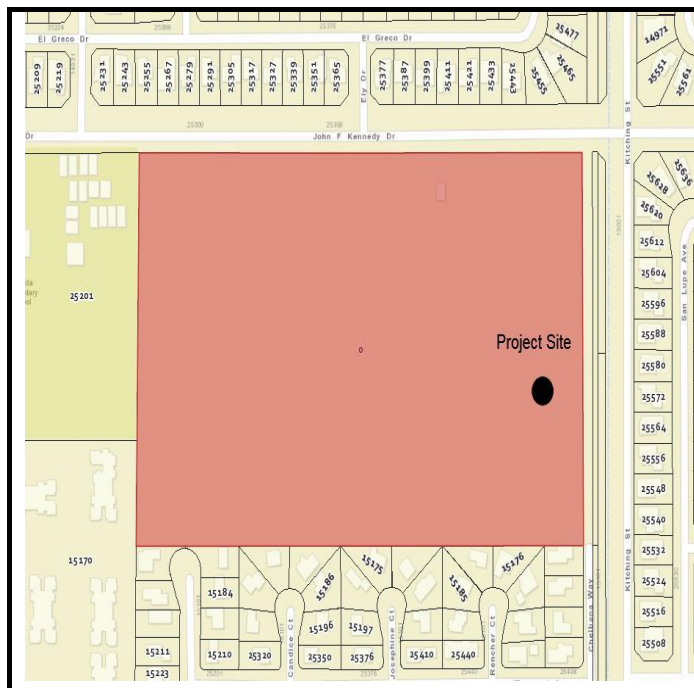
Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday-Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



LOCATION N ↑

PLANNING COMMISSION HEARING

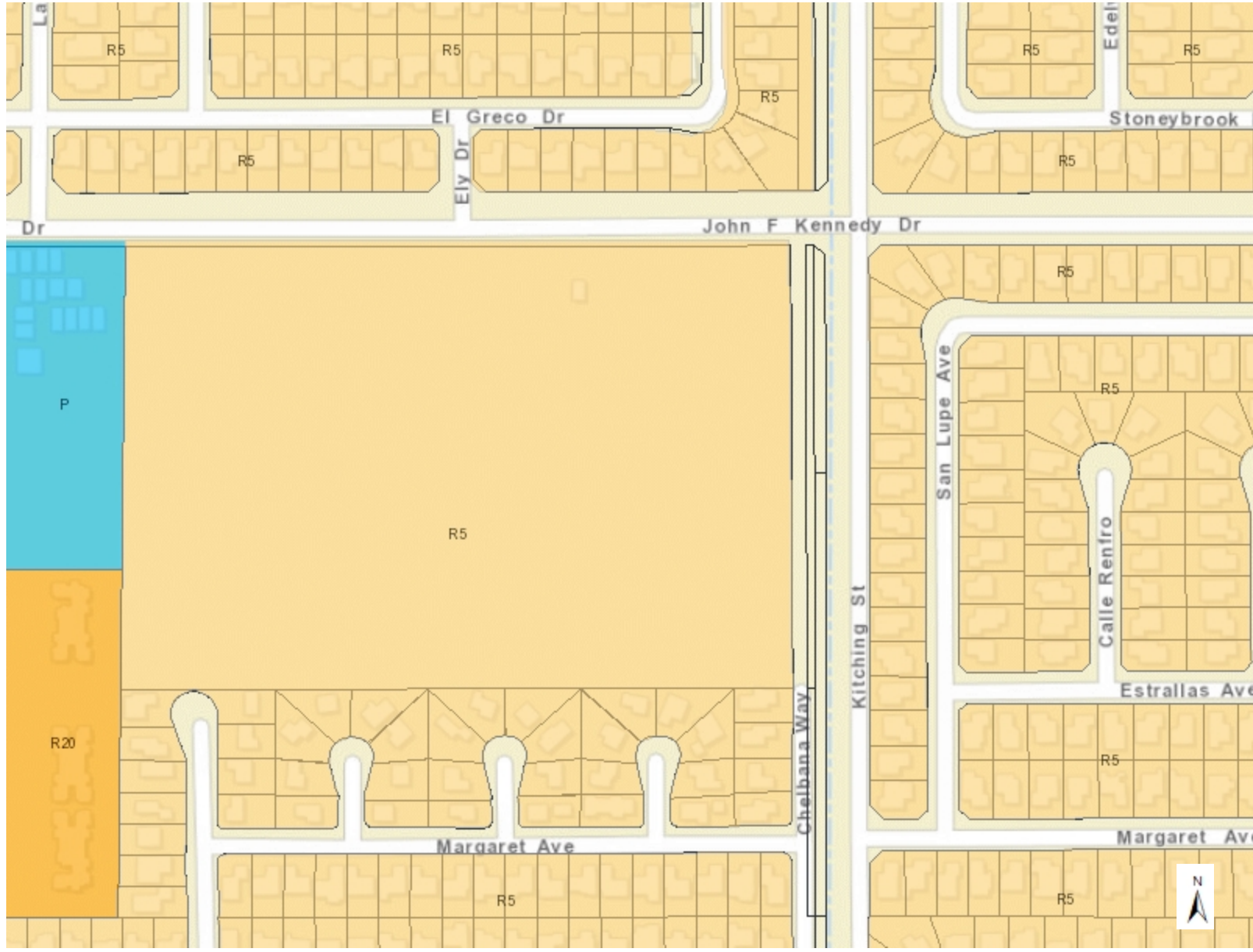
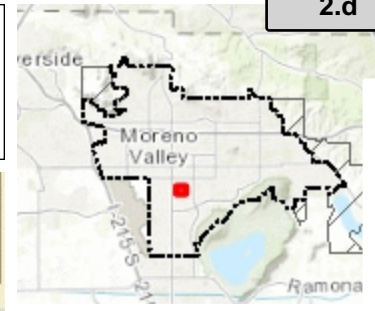
City Hall Council Chamber
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: May 26, 2016 at 7 PM

CONTACT PLANNER: Gabriel Diaz

PHONE: (951) 413-3226

Land Use Map



Legend

Zoning

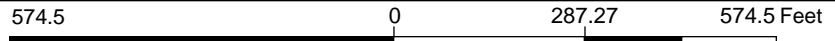
- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

- Parcels
- City Boundary
- Sphere of Influence

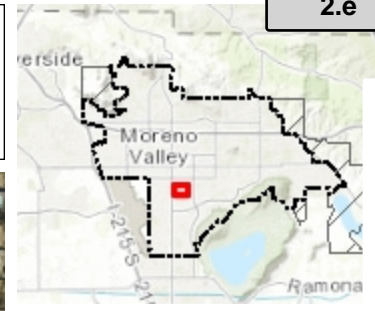
Notes



DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

Attachment: PC Land Use Map (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)

Aerial Photograph



Legend

- Public Facilities
 - Public Facilities
 - ★ Fire Stations
- Parcels
- ⬡ City Boundary
- ⊞ Sphere of Influence

Notes

800.8 0 400.42 800.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 5/13/2016

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RECEIVED

MAR 22 2016

CITY OF MORENO VALLEY
Planning Division

CITY PLANNING NUMBER:
PA15-0005 CONDITION USE PERMIT
PA15-092 VARIANCE

50.00' OVERALL HEIGHT PER 1-A LETTER

verizon

GOGH

NEW SITE BUILD
MACRO CELL EVOLUTION
15091 KITCHING STREET
MORENO VALLEY, CA 92551

PROJECT TEAM

SITE ACQUISITION

CORTEL INC.
14611 ARROYO HONDO
SAN DIEGO, CA 92127
CONTACT: ANDREA LIRIAS
PHONE: (609) 528-8625
EMAIL: andrea.lirias@corcel.com

PLANNING

CORTEL INC.
14611 ARROYO HONDO
SAN DIEGO, CA 92127
CONTACT: IRVIN DOUGLAS
PHONE: (619) 301-6184
EMAIL: irvin.douglas@corcel.com

ARCHITECT:

NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD
LAKE FOREST, CA 92630
CONTACT: HANG QIANYAN
TELEPHONE: (949) 715-6880

SURVEYOR:

NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD
LAKE FOREST, CA 92630
CONTACT:
TELEPHONE: (949) 715-6880

UTILITY COORDINATOR:

COMPANY NAME
ADDRESS 1
ADDRESS 2
CONTACT:
TELEPHONE:

PROFESSIONAL ENGINEER:

NATIONAL ENGINEERING & CONSULTING, INC.
27 ORCHARD
LAKE FOREST, CA 92630
CONTACT: HANG QIANYAN
TELEPHONE: (949) 715-6880

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALL PROPOSED VERIZON WIRELESS CONCRETE SLAB AND RAISED EQUIPMENT CURBS
- INSTALL PROPOSED VERIZON WIRELESS 30'X20' HIGH CHAIN LINK FENCE WITH (5) STRANDS OF BARE WIRE TO MATCH EXISTING
- INSTALL (1) PROPOSED VERIZON WIRELESS OF HIGH MONOPHANE
- INSTALL (12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS
- INSTALL (12) PROPOSED VERIZON WIRELESS RISUS W/ A2 MODULE
- INSTALL (1) PROPOSED VERIZON WIRELESS MICROWAVE DSH
- INSTALL (1) PROPOSED VERIZON WIRELESS DC GENERATOR CABINET
- INSTALL (2) PROPOSED VERIZON WIRELESS RISE EQUIPMENT CABINETS
- INSTALL (1) PROPOSED VERIZON WIRELESS MANUAL TRANSFER SWITCH
- INSTALL (1) PROPOSED VERIZON WIRELESS SERVICE DISCONNECT SWITCH
- INSTALL (24) PROPOSED VERIZON WIRELESS 7/8" HYBRID CABLES (2) PER ANTENNA
- INSTALL (1) PROPOSED VERIZON WIRELESS ELECTRICAL METER MOUNTED ON W-FRAME
- INSTALL (1) PROPOSED VERIZON WIRELESS 4" CONDUIT STRAPS FOR WIRE CABLES
- INSTALL (1) PROPOSED VERIZON WIRELESS 11" x 17" MWP FIBER HAND HOLE

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE TO: 15091 KITCHING STREET MORENO VALLEY, CA 92630
1. GET ON CA-15N FROM SAND CANYON AVE AND IRVINE CENTER DR.
 2. TAKE CA 94 N
 3. TAKE CA 94 E TO INDIANA AVE IN RIVERSIDE
 4. TAKE THE EXIT TOWARD ARLINGTON AVE FROM CA 94 E
 5. TAKE ALESSANDRO BLVD AND CACTUS AVE TO KITCHING ST IN MORENO VALLEY
 6. TURN LEFT ONTO INDIANA AVE
 7. SIGHT RIGHT ONTO ARLINGTON AVE.
 8. TURN RIGHT ONTO ALESSANDRO BLVD.
 9. TURN RIGHT ONTO MORGAN PKWY
 10. TURN LEFT ONTO CACTUS AVE.
 11. TURN RIGHT ONTO KITCHING ST.

PROJECT SUMMARY

APPLICANT/LESSEE

verizon
15055 SAND CANYON AVENUE, D1
IRVINE, CA 92618
OFFICE: (949) 238-7000

ASSESSOR'S PARCEL NUMBER

APR: 488-070-018

APPLICANT'S REPRESENTATIVE

CORTEL INC.
14611 ARROYO HONDO
SAN DIEGO, CA 92127
CONTACT: ANDREA LIRIAS
PHONE: (609) 528-8625
EMAIL: andrea.lirias@corcel.com

PROPERTY OWNER:

SOUTHERN CALIFORNIA Edison
4800 RIVERSIDE ROAD BLDG 2-B 1ST FLOOR
RIVERSIDE, CA 92503
CONTACT: PHIL HICKERSON
PHONE: (928) 995-0888

PROPERTY INFORMATION:

SITE NAME: GOGH
ALESSANDRO SUBSTATION
SITE ADDRESS: 15091 KITCHING STREET
MORENO VALLEY, CA 92551
JURISDICTION: CITY OF MORENO VALLEY

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 800 SQ. FT.
OCCUPANCY: U - UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: RS
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 119.02.5.

VERIZON WIRELESS RF DOCUMENT: RFDS_PCS_09/01/2014

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA TITLE 24
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	
T-2	GENERAL NOTES AND SPECIFICATIONS	
T-3	GENERAL NOTES AND SPECIFICATIONS	
T-4	GENERAL NOTES, SPECIFICATIONS AND LEGEND	
LB-1	TOPOGRAPHIC SURVEY	
LB-2	TOPOGRAPHIC SURVEY	
A-1	SITE PLAN	
A-2	ENLARGED SITE PLAN, PROPOSED EQUIPMENT COMPOUND AND ANTENNA LAYOUT PLANS	
A-3	ARCHITECTURAL ELEVATIONS	
A-4	ARCHITECTURAL ELEVATIONS	
A-5	ARCHITECTURAL DETAILS	
A-6	ARCHITECTURAL DETAILS	
A-7	ARCHITECTURAL DETAILS	
A-8	ARCHITECTURAL DETAILS	
A-9	BATTERY SPECIFICATIONS	
A-8	GENERATOR SPECIFICATIONS	
E-1	ELECTRICAL NOTES & SPECS, PANEL SCHED. & SINGLE LINE DIAGRAM	
E-2	ELECTRICAL SITE PLAN	
E-3	EQUIPMENT AND ANTENNA GROUNDING PLANS & ELECTRICAL DETAILS	
E-4	ELECTRICAL DETAILS	
E-5	FINAL UTILITY DESIGN SHEET	
E-6	FINAL UTILITY DESIGN SHEET	

CONSTRUCTION DRAWINGS



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (ROUTING), CALL 811 OR ALERT
TOLL FREE: 1-800-277-2600 OR
WWW.811.CA.GOV
CALIFORNIA STATE
REQUIRES 811 OR 8
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	09/10/15	80% REDESIGN	BB
8	09/11/15	100% ZONING	JY
9	12/01/15	80% CONSTRUCTION	JY
10	12/18/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/05/16	PLANNING COMMENTS	HT
13	02/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

NATIONAL
ENGINEERING & CONSULTING, INC.
15055 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15055 SAND CANYON AVENUE, D1
IRVINE, CA 92618

02/08/2016
DATE:

GOGH

15091 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE:

TITLE SHEET

T-1
PA15-0005 P15-092

FRAMING

- ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH AND SHALL HAVE THE FOLLOWING MINIMUM GRADES:

POSTS AND RAFTERS	#1
BEAMS AND STRINGERS	#2
PLATES	#1
STUDS (2x4, 2x4, 2x6)	#2
POSTS, COLUMNS AND TIMBER	#1
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS, WHERE POSSIBLE. ALL CUTS AND HOLES SHALL BE COMPLETED BEFORE CUTTING. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER ANPA-SID, 144).
- CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH AT EXTERIOR OR BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN NON-BEARING PARTITIONS. BORED HOLE DIAMETERS ARE LIMITED TO 40% OF THE STUD WIDTH IN ANY STUD AND MAY BE 50% IN NON-BEARING PARTITIONS OR WHEN THE BORED STUD IS DOUBLED.
- DO NOT NOTCH JOISTS, RAFTERS, OR BRIMS EXCEPT WHERE SHOWN ON THE DETAILS. BORED HOLES THROUGH JOISTS SHALL NOT EXCEED 1/3 OF MEMBER DEPTH AND BE LOCATED AT LEAST 2" FROM THE TOP AND BOTTOM OF THE MEMBER.
- ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE.
- ALL JOIST, RAFTER & MSG. FRAMING SHALL HAVE FULL-DEPTH (OR METAL) BRIDGING AT ALL SUPPORTS. MASON AND AT A MINIMUM SPACING OF 8'-0" O/C IN BETWEEN UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS. USE 2-160 NAILS AT 16" O.C. TO NAIL DOUBLED JOISTS TOGETHER.
- THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD-BEARING APPLICATIONS. LUMBER SHALL BE LIMITED TO LESS THAN 1/2 OF THE NOMINAL LOAD-BEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
- BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIMENSIONS. PROVIDE WASHERS BETWEEN BOLT HEADS OR NUTS AND WOOD. BOLTED CONNECTIONS SHALL BE SHUCCED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER APPLICATIONS.
- ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSURE OF THE JOB.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY TYPICAL STRONG-TIE COMPANY OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).
- STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED.
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE THAT ARE EXPOSED OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.
- BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT DIAMETERS FROM THE EDGES.
- ALL SILL BOLTS SHALL BE PLACED STARTING 9" FROM THE ENDS OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS AS NOTED ON THE PLANS.
- ALL SILL PLATE ANCHOR BOLTS AND HOLD-DOWN CONNECTOR BOLTS AT ALL PLYWOOD SHEAR PANELS SHALL BE THE FOLLOWING PLATE WASHERS:

BOLT SIZE	PLATE WASHER SIZE (ASTM A-36)
3/8"	0.229" X 3" X 3"
3/4"	5/16" X 3" X 3"
7/8"	5/16" X 3" X 3"
	1" X 3-1/2" X 3-1/2"

- TOP PLATES FOR ALL STUD WALLS SHALL BE 2-2X. MINIMUM TOP PLATE LAP SHALL BE 48" WITH 16x NAILS AT 4" O.C. EACH SIDE OF SPLICED U.L.D. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 10" MINIMUM.
- ALL WOOD STUD WALLS SHALL HAVE 2x4 STUDS AT 16" O.C. WHEN HEIGHT BETWEEN LATERAL SUPPORTS IS LESS THAN 10'-0". WHEN HEIGHT BETWEEN LATERAL SUPPORTS MORE THAN 10'-0", USE 2x6 STUDS AT 16" O.C. WITH FULL DEPTH BRIDGING AT NOT MORE THAN 8' VERTICAL INTERVAL.
- ALL WALLS SHALL BE COMMON WIRE NAILS U.S. SEE FRAMING PLANS OR DETAILS FOR NAIL SIZES AND SPACING. NAILS THAT ARE NOT DETAILED OR NOTED SHALL BE IN ACCORDANCE WITH IBC TABLE 2304.9.1, FASTENING SCHEDULE. HOLES FOR NAILS SHALL BE PREDRILLED AT A SMALLER DIAMETER THAN THE NAIL WHERE NECESSARY TO PREVENT SPLITTING.
- LAG BOLTS SHALL HAVE LEAD HOLES BORED AS FOLLOWS:

SHANK PORTION	SHANK DIAMETER AND LENGTH AS SHOWN
THREADED PORTION	0.6-0.75 OF DIAMETER OF THREAD

PLYWOOD SHEATHING NOTES

- ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH (APA) AMERICAN PLYWOOD ASSOCIATION SPECIFICATIONS AND COMPLY WITH PS1-95 OR PS2-92.
- ALL ROOF PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE COX. EXP. 1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. CONNECT ROOF SHEATHING WITH 8x COUPLER NAILS AT 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS U.N.O.
- ALL WALL PANEL SHEATHING SHALL BE 1/2" (NOM.) TYPE COX. EXP. 1 APA RATED SHEATHING ATTACHED WITH 10x COMMON NAILS SPACED 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS U.N.O.
- INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" GAPING AT PANEL ENDS AND EDGES UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.
- ALL MILING SHALL BE CAREFULLY DRYED AND NOT OVERDRYED. THE USE OF STAPLES AND PNEUMATIC NAIL GUNS ARE PROHIBITED FROM USE.
- ALL EXTERIOR EXPOSED PLYWOOD SHALL BE MARINE GRADE.

FIRE RESISTANCE REQUIREMENTS

- CONTRACTOR TO PROVIDE FLAME STOP-I-OS (OR OTHER APPROVED METHOD OF FIRE PREVENTION) TO TOWER, BRANCHES, AND/OR OTHER COMBUSTIBLE MATERIALS AS OUTLINED IN SECTIONS 602 & 603 OF 2013 CBC.

MASONRY

- ALL MASONRY SHALL HAVE MINIMUM COMPRESSIVE STRENGTH 1'm of 1,500 PSI.
- MASONRY UNITS SHALL BE NORMAL WEIGHT BLOCK CONFORMING TO ASTM C90, GRADE N, TYPE 1, AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CERTIFIED MASONRY UNITS MUST BE TESTED IN ACCORDANCE WITH ASTM C1142.
- MORTAR SHALL BE MACHINE MIXED CONFORMING TO ASTM C270, TYPE S. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORM MIXED AND SHALL BE TO BUILDING CODE SECTION 1103.1.
- GROUT SHALL CONFORM TO ASTM C478 AND BE PROPORTIONED PER BUILDING CODE TABLE 2103.12. MINIMUM GROUT COMPRESSIVE STRENGTH SHALL EQUAL OR EXCEED THE GREATER OF 2,000 PSI OR THE REQUIRED 1'm.
- REINFORCING BARS SHALL CONFORM TO ASTM A307 OR ASTM A618, GRADE 60 U.N.O.
- CONTINUOUS WIRE REINFORCING (LIGHT REINFORCING) SHALL BE GALVANIZED TRUSS OR LADDER TYPE FORMED FROM GALV. COIL-DRAWN STEEL WIRE COMPLYING WITH ASTM A82.
- ALL MASONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND SIZE WHERE APPLICABLE. BLOCK SIZE, COLOR, TYPE AND TEXTURE SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE ACCESSORY BLOCKS AS INDICATED AND REQUIRED. WHERE CUTTING IS REQUIRED, BLOCKS SHALL BE SAWCUT.
- COURSING SHALL BE COMMON RUNNING BOND (UNLESS NOTED OTHERWISE), WITH 3/8" GROUT JOINT JOINTS SHALL BE TOOLED CONCAVE AND BE UNIFORM IN SIZE. USE CARE TO PREVENT MORTAR AND GROUT SPILLAGE ON THE FACE OF THE MASONRY. CLEAN SUCH SPILLAGE IMMEDIATELY. REPAIR ANY DAMAGE OR INTERFERENCES BETWEEN BLOCKS AND REMOVE STAINS AT THE COMPLETION OF WORK.
- THE INTERSECTING WALLS BY OVERLAPPING UNITS IN ALTERNATE COURSES. BRUSHEN AND CLEAN CONCRETE BEARING SURFACES FOR THE PLACEMENT OF THE FIRST COURSE. VERTICAL HEAD JOINTS SHALL BE FILLED SMOOTH AND SHAVED TO MATCH TO PROVIDE BOND TO THE NEXT COURSE.

- ALL VERTICAL REINFORCING LOCATIONS, PROVIDE DOWELS FROM FOOTING TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING. DOWELS SHALL BE ENDS INTO THE FOOTING A MINIMUM OF 4" AND HAVE A 90 DEGREE HOOK. DEEPEN FOOTING WHERE REQUIRED FOR DOWEL. WHERE A FOUNDATION DOES NOT LINE UP WITH A VERTICAL BLOCK CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO ONE VERTICAL INCH.
- SPLICED BARS (INCLUDING DOWELS) SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM OR 24", WHICHEVER IS GREATER. SPLICED BARS SHALL BE WIRE-TIED.
- VERTICAL REINFORCING BARS SHALL HAVE A MINIMUM CLEARANCE OF 3/4" FROM THE MASONRY AND NOT LESS THAN ONE DIAMETER BETWEEN BARS.
- BOND BEARS WITH A HORIZONTAL BAR OR BARS SHALL BE PROVIDED AT 48 INCHES ON CENTER AND AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF THE WALL. PROVIDE A BOND BEAR WITH A HORIZONTAL BAR OR BARS OVER ALL OPENINGS, AND EXTEND THESE BARS 2' PAST THE OPENING AT EACH SIDE. PROVIDE A BAR OR BARS VERTICALLY FOR THE FULL HEIGHT OF THE WALL AT EACH CORNER AND AT ALL INTERSECTIONS. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS.
- REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GROUTING BEGINS. VERTICAL BARS SHALL BE DONE IN POSITION AT THE TOP, BOTTOM AND AT INTERVALS NOT EXCEEDING 200 DIAMETERS OF THE REINFORCING BAR, NOR 10 FEET.
- SEE DRAWINGS FOR LOCATION OF VERTICAL CONTROL JOINTS. HORIZONTAL BOND BEAM AND Lintel REINFORCING SHALL BE CONTINUOUS ACROSS VERTICAL CONTROL JOINTS.
- ALL CELLS SHALL BE GROUTED SOLID. GROUTING OF MASONRY BEAMS AND LINTELS SHALL BE DONE IN ONE CONTINUOUS OPERATION. GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF A COURSE SO AS TO FORM A KEY AT THE POUR JOINT. FILL CELLS WITH 10'-0" LINTELS. VERTICAL CELLS SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNSTRUCTURED CELL AREA NOT LESS THAN 3'x4'.
- ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 2" OF GROUT SURROUNDING THE BOLT.
- PROVIDE BOND BEAM LINTEL AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER DETAILS. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL OPENINGS.
- THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION
- ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL FULL HEIGHT OF WALL. PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25 FEET OR 3 TIMES THE WALL HEIGHT. PROVIDE EXPANSION JOINTS AT EVERY FOURTH CONTROL JOINT, UNLESS OTHERWISE INDICATED. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC. PROVIDE CONTINUOUS INSPECTION.

FOUNDATIONS - GENERAL

- BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 18" BELOW FINAL GRADE AND BEAR ON FIRM NATIVE OR PROPERLY COMPACTED SOILS.
- FOOTINGS MAY BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
- ALL BEARING MATERIAL SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
- FOUNDATION CONCRETE SHALL HAVE REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI BEFORE BEING LOADED. STRENGTHS SHALL BE VERIFIED BY TEST.
- FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL THE SLABS AT TOP AND BOTTOM ARE IN PLACE AND CURED AS REQUIRED.
- WHERE WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, SIMULTANEOUSLY PLACE FILL SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF WALL.
- CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED.
- ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL FULL HEIGHT OF WALL. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC. PROVIDE CONTINUOUS INSPECTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DRAINERING FOR SURFACE WATER, GROUND WATER AND SEWAGE WATER AS REQUIRED.
- CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATIONS AND BACKFILLING. ALL BACKFILL SHALL BE PROPERLY COMPACTED.
- ALL FOOTINGS HAVE BEEN DESIGNED BASED UPON AN ASSUMED SOIL BEARING PRESSURE OF 1,000 PSI UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES SPECIFICATION FOR STRUCTURAL STEEL, SPECIFICATION FOR BOLTS AND NUTS, PRACTICES AND AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER CBC 2203.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION.
- GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHINK, NON-TENSILE CRACK MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THE ENGINEER. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- WELDING: CONFORM TO AWS D1.1, WELDERS SHALL BE CERTIFIED
- BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC SECTION R308 (C), ASTM A325 BOLTS SHALL CONFORM TO R308 SECTION 6 (D).
- FABRICATION: CONFORM TO AISC SPECIFICATION SEC 12 "FABRICATION" AND AISC CODE SEC 8 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
- GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A153.
- ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGERS AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.
- ALL STRUCTURAL STEEL EXPOSED TO EARTH SHALL BE 3" CONCRETE COVER.
- MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

ANCHOR BOLTS/ ROOFS:	ASTM F1554, GRADE 36
BARNS & PLATES:	ASTM A36
REINFORCING BARS:	ASTM A307
REINFORCING BARS (HIGH STRENGTH):	ASTM A325CC OR A325N
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
GROUT:	EMBECCO OR EQUIVALENT
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS (WELDED):	ASTM A706, GRADE 60, DEFORMED BARS
REINFORCING BARS (REGULAR):	ASTM A618, GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STEEL PILING:	AMS/NAAMM MBS 531-00
STEEL GRADE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GADE OR HEAVIER, BLACK ANNEALED
TUBE STEEL & PIPE COLUMNS:	ASTM A500, GRADE B
N - SHAPES:	ASTM A992, GRADE 50
WELDING ELECTRODES:	E70XX FOR STRUCTURAL STEEL E60XX FOR LIGHT GAUGE AND METAL DECK

EPOXY AND EXPANSION ANCHORS

- EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
- DRILLED HOLES SHALL BE PREPARED AND ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT.
- SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE SPECIFIC INSPECTION REQUIREMENTS SET FORTH IN THE CURRENT ICC REPORT.
- ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT.
- THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.
- WHERE PERMITTED, EPOXY ANCHORING SHALL BE COMPLETED WITH THE FOLLOWING ALLOWED PRODUCTS:

HILTI RE-500 SD (ICC ESR-2322, LARR-25700)	- CONCRETE ONLY
HILTI HIT-HY 150 (ICC ESR-5183, LARR-256320)	- MASONRY WALL ONLY.
HILTI HIT-HY 20 (ICC ESR-4815, LARR-24564)	- BRICK WALL ONLY.
- WHERE PERMITTED, THE FOLLOWING EXPANSION ANCHORS MAY BE USED:

HILTI KWIK BOLT TZ (ICC ESR-1917, LARR-25701)	- CONCRETE ONLY.
SIMPSON STRONG-BOLT (ICC ESR-1771, LARR-25702)	- CONCRETE ONLY.
HILTI KORK BOLT 3 (ICC ESR-1385, LARR-25577) GROUTED MASONRY ONLY	- MASONRY ONLY.
SIMPSON STRONG-BOLT (ICC ESR-1396, LARR-24682)	- GROUT FILL MASONRY ONLY.

SEISMIC GAS SHUT-OFF VALVE

- WHEN THE LOCAL JURISDICTION REQUIRES, THE CONTRACTOR SHALL SUPPLY A "GAS SHUT-OFF DEVICE" (DOWNSTREAM OF GAS UTILITY METERS) OR LIQUID PETROLEUM GAS STORAGE TANK(S) AT NO ADDITIONAL CHARGE TO THE OWNER.
- "GAS SHUT-OFF DEVICE" MAY CONSIST OF A "SEISMIC GAS SHUT-OFF DEVICE" OR AN EXCESS FLOW GAS SHUT-OFF DEVICE. CONSULT WITH LOCAL JURISDICTION FOR THEIR REQUIREMENTS.
- GAS SHUT-OFF DEVICES SHALL BE CERTIFIED BY THE STATE ARCHITECT AND BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY SUCH AS UL, JAMPO, ISI, OR ON THE LIST OF THE STATE ARCHITECT. THE GAS SHUT-OFF DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIRTY (30) YEAR WARRANTY WHICH WARRANTS THAT THE VALVE OR DEVICE IS FREE FROM DEFECT AND WILL CONTINUE TO PROPERLY OPERATE FOR THIRTY (30) YEARS FROM THE DATE OF INSTALLATION.
- IN THE CASE OF SEISMIC GAS-SHUT-OFF DEVICES (MOTION SENSITIVE) ONLY, SUCH DEVICES MUST BE MOUNTED TIGHT TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. THIS REQUIREMENT NEED NOT APPLY IF THE BUILDING AND SAFETY DIVISION DETERMINES THAT THE SEISMIC GAS SHUT-OFF DEVICE (MOTION SENSITIVE) HAS BEEN TESTED AND LISTED FOR AN ALTERNATE METHOD OF INSTALLATION.

REINFORCING STEEL

- ALL REINFORCING SHALL BE PROPOSED DEFORMED BARS CONFORMING TO ASTM A618, GRADE 60 OR ASTM A706, GRADE 60. ALL WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706.
- REINFORCING STEEL SIZE/DEVELOPMENT LENGTHS SHALL CONFORM TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE: SPLICED BARS SHALL BE WROUGHT TOGETHER.

SPLICE DEVELOPMENT LENGTH (INCHES)		
SIZE	BAR	BAR
#3	28	22
#4	37	29
#5	47	36
#6	56	43
#8	81	63
#9	93	72
#9	105	81
#10	118	89

TOP BAR LENGTHS APPLY TO HORIZONTAL REINFORCEMENT PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE SPACE OR DEVELOPED LENGTH. COMPRESSION BOWL EMBEDMENT: 22 BAR DIAMETERS. LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2".

- MINIMUM CONCRETE COVER UNLESS NOTED OTHERWISE:

UNFORMED SURFACE IN CONTACT WITH THE GROUND:	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER:	2"
FS BARS AND LARGER:	1.5"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER:	1.5"
BEAMS, COLUMNS AND COLUMNS:	1.5"
SLABS, WALLS AND JOISTS:	1.5"
#11 BARS AND SMALLER:	0.75"

- ALL BARS SHALL BE CLEAN OF MUD, OIL, OR OTHER COATINGS LIKELY TO IMPAIR BOND.
- ALL REINFORCING SHALL BE WELDED IN PLACE PRIOR TO INSPECTIONS, PLACING CONCRETE, AND GROUT MASONRY.
- WELDING BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301 SEC 3.2.2 AND AWS D1.4 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.
- FIELD BENDING: CONFORM TO ACI 301 SEC 3.2.2.2 "FIELD BENDING OR STRAIGHTENING" BAR SIZES #3 THROUGH #6 MAY BE FIELD BENT COOLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TRUST BARS.
- SPLICE ALL BARS IN MASONRY WITH A MINIMUM OF 48 BAR DIAMETER LAPS (2'-0" MINIMUM).
- ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SLICE LOCATIONS SHOWN IN THE DETAILS.

CONCRETE

- MIX DESIGN REQUIREMENTS: (UNLESS NOTED OTHERWISE)

A. CEMENT SHALL CONFORM TO ASTM C-150, TYPE IV.
B. COMPRESSIVE STRENGTH = 3,000 PSI
C. CONCRETE SLUMP SHALL BE 3"-1/2" FOR SLABS AND 4"-1/2" FOR ALL OTHER WORK.
D. WATER CEMENT RATIO = 0.45 MAX
- AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (1" MAXIMUM SIZE), AND ASTM C-330 FOR STRUCTURAL LIGHT WEIGHT CONCRETE.
- WHERE CEMENT SHALL BE IN CONTACT WITH NATIVE OR IMPORED SOIL WHICH HAS A VERY SEVERE SULFATE CONTENT, POZZOLAN SHALL BE ADDED AS REQUIRED.
- EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR BEING CHEMICALS SHALL HAVE AN ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
- WATER SHALL BE POTABLE OR CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, AND SALTS.
- READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.
- FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS AND SHALL BE AT LEAST 3 1/2 INCHES THICK-SEE FOUNDATION PLANS FOR REINFORCEMENT, BARS, UNDERLAMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
- FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
- PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.
- PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
- ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS NOTED OTHERWISE.
- CONCRETE SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 80% OF COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND REINFORCING.
- PROVIDE CONCRETE SLABS OVER A 10 MIL POLYETHYLENE VAPOR BARRIER OVER 4" OF POROUS FILL UNLESS NOTED OTHERWISE.
- ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL. POROUS FILL SHALL BE COMPACTED TO 90% MAX. DRY DENSITY.
- WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6x8 - W4x4x4 W/WF UNLESS OTHERWISE NOTED.
- ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO CHAPTER 19 OF THE CBC AND TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS SPECIFIED HEREIN.
- ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
- MONOPOLE CAISSONS ARE DESIGNED BY OTHERS. PROVIDE ADEQUATE SEPARATION AND/OR COMPRESSIBLE MATERIAL ALONG THE TOP OF THE CAISSON AS DIRECTED BY THE DESIGN ENGINEER TO PROTECT ADJACENT PROPOSED AND EXISTING FOUNDATIONS AND OTHER ELEMENTS.
- CONTROL JOINTS SHALL BE PLACED IN ALL CONCRETE SLABS PER THE SCHEDULE BELOW. SANCUT WITHIN 4 HOURS AFTER THE POUR USING THE SOFT-CUT PROCEDURE.

SLAB THICKNESS	MAXIMUM SPACING
5"	12'-0"
6" AND LARGER	15'-0"

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
7	09/15/18	80% REVISION	SB
8	09/15/18	100% ZONING	JY
9	12/01/18	80% CONSTRUCTION	JY
10	12/19/18	PLANNING COMMENTS	JY
11	01/22/19	100% CONSTRUCTION	JY
12	02/08/19	PLANNING COMMENTS	NT
13	02/16/19	UTILITY REVISION	JY
14	02/25/19	100% CONSTRUCTION	JY



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15055 SAND CANYON AVENUE, D1
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02/08/2016
DATE

GOGH
15091 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

T-3
PA15-0005 P15-092

STATEMENT OF SPECIAL INSPECTIONS PER THE 2010 CBC

- THE OWNER OR REGISTERED DESIGN PROFESSIONAL OF RECORD WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE ITEMS IN THE SPECIAL INSPECTION TABLE BELOW.
- CONFORMANCE TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR MAKE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL OF RECORD AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
- WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF SPECIFIED QUALITY ASSURANCE TESTING, DUPLICATE TESTINGS SHALL NOT BE REQUIRED.
- OBSERVATIONS OR TESTS PERFORMED BY THE ENGINEER OR ARCHITECT DO NOT CONSTITUTE SPECIAL INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION OF SCHEDULE OF WORK REQUIRING INSPECTION OR TESTING TO THE SPECIAL INSPECTOR TO ALLOW COORDINATION. THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OR TESTING ARE OUTLINED ON THESE DRAWINGS ALONG WITH THE TYPE AND EXTENT OF EACH INSPECTION AND TEST AND WHETHER IT IS CONTINUOUS OR PERIODIC IN NATURE. IF IT IS NOT INDICATED OTHERWISE, INSPECTION SHALL BE CONTINUOUS.
- WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF SPECIFIED QUALITY ASSURANCE TESTING, DUPLICATE TESTINGS SHALL NOT BE REQUIRED.

ADDITIONAL SEISMIC RESISTANCE CASES:

SEISMIC DESIGN CATEGORIES REQUIRED IN	THE FOLLOWING IS A SUMMARY OF THE SEISMIC SYSTEMS, SEISMIC COMPONENTS AND SEISMIC-FORCE-RESISTING SYSTEMS
	SEISMIC FORCE-RESISTING SYSTEMS
C, D, E, F	A. ALL MOMENT FRAMES, BRACED FRAMES, CANTILEVERED COLUMNS, SHEARWALLS, AND THEIR FOUNDATIONS, AND BRACED CHORDS, FLOOR AND ROOF DIAPHRAGMS
C, D, E, F	B. ALL DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
D, E, F	C. ALL FREE STANDING MASONRY WALLS
	ADDITIONAL SYSTEMS AND COMPONENTS
C, D, E, F	A. ANCHORAGE OF ELECTRICAL EQUIPMENT USED FOR EMERGENCY OR STANDBY POWER SYSTEMS INCLUDING TELECOM CABINETS
D, E, F	B. EXTERIOR WALL PANELS AND THEIR ANCHORAGE
D, E, F	C. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
MASONRY		ACI 530.1 / ACCE 5.7 / TMS 402 / TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. SITE PREPARED MORTAR PROPORTIONS	PERIODIC	ART. 2.6A
b. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ART. 3.3B
c. LOCATION OF REINFORCEMENT AND CONNECTIONS	PERIODIC	ART. 3.4
2. THE INSPECTION PROGRAM SHALL VERIFY:		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS	PERIODIC	ART. 3.3G
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	PERIODIC	SEC. 1.15.4.2.1.2
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT	PERIODIC	SEC. 1.12 / ART. 2.4, 3.4
d. WELDING OF REINFORCING BARS	CONTINUOUS	SEC. 8.5.7 & SEC. 8.5.7.2
e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 80°F)	PERIODIC	ART. 1.8
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. GROUT SPACE IS CLEAN	PERIODIC	ART. 3.2D
b. PLACEMENT OF REINFORCEMENT AND CONNECTIONS	PERIODIC	ART. 3.4
c. PROPORTIONS OF SITE-PREPARED GROUT	PERIODIC	ART. 2.6B
d. CONSTRUCTION OF MORTAR JOINTS	PERIODIC	ART. 3.3B
4. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	CONTINUOUS	ART. 3.5
5. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	CONTINUOUS	ART. 1.4
6. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS SHALL BE VERIFIED	PERIODIC	ART. 1.5

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
CONCRETE (APPLICABLE TO STRUCTURAL CONCRETE OVER F'C = 2,500 PSI)		
1. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	CONTINUOUS	
2. SPECIAL EPOXY ANCHORS AND EXPANSION ANCHORS INSTALLED IN HARDENED CONCRETE.	CONTINUOUS	PRODUCT ICC-ES REPORT

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
STEEL CONSTRUCTION		
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:	PERIODIC	APPLICABLE ASTM MATERIAL SPECIFICATIONS. SEE ADD. SECTION A3.4.3. SECTION A3.3
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.		
2. INSPECTION OF HIGH-STRENGTH BOLTING:	PERIODIC	AISC LRFD SECTION M2.5
a. BEARING TYPE CONNECTIONS		
b. SLIP-CRITICAL CONNECTIONS	CONTINUOUS	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:		ASTM A 588 OR ASTM A 588
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS, REQUIRED.		
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:	ASIS, ADD. SECTION A3.6 AISC LRFD, SECTION A3.5	
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		
5. INSPECTION OF WELDING:		
a. STRUCTURAL STEEL		
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS	AWS D1.1
2) MULTI-PASS FILLET WELDS	CONTINUOUS	
a) SINGLE-PASS FILLET WELDS GREATER THAN 7/16" (7.9mm)	CONTINUOUS	
b) SINGLE-PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" (7.9mm)	PERIODIC	
5) FLOOR AND DECK WELDS	PERIODIC	AWS D1.3
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:	PERIODIC	
a. DETAILS SUCH AS BRACING AND STIFFENING		
b. MEMBER LOCATIONS		
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.		
INSPECTION OF FABRICATORS	PERIODIC	
1. APPLICABLE ELEMENT (FABRICATOR CERTIFICATION REQUIREMENTS)		
a. STRUCTURAL STEEL (ASIS CERTIFIED FOR CONVENTIONAL STEEL BUILDING)		
b. STEEL JOISTS / JOIST MEMBERS		
c. STEEL ROOF DECK (SDI MEMBER)		
d. PRECAST CONCRETE WALL PANELS (PCD GROUP C MANUFACTURER WITH C3 CERTIFICATION)		
e. LOAD BEARING CONCRETE MASONRY (NOMA MEMBER)		
2. WHEN SPECIAL INSPECTIONS ARE REQUIRED BY BUILDING OFFICIAL		
a) FABRICATION AND IMPLEMENTATION PROCEDURES, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION, CONTROL OF THE WORKMANSHIP, AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.		
3. WHEN SPECIAL INSPECTIONS ARE NOT REQUIRED BY THE BUILDING OFFICIAL		
a) UPON COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL, STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.		

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
DRILLED PIERS		
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER.	CONTINUOUS	GEOTECHNICAL ENGINEERING REPORT
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER DIAMETERS (IF APPLICABLE), LENGTHS, UMBREMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY.		
3. FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.A.		SEE SPECIAL INSPECTION NOTES FOR CONCRETE ALSO

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
SOILS:		
1. SITE PREPARATION-VERIFY THAT THE SITE SUBGRADE SOILS ARE PROPERLY PREPARED	CONTINUOUS	GEOTECHNICAL ENGINEERING REPORT
2. FILL PLACEMENT 12" THICK OR GREATER - VERIFY MATERIAL BEING USED AND LIFT THICKNESS	CONTINUOUS	
3. EVALUATION OF IN-PLACE DENSITY OF COMPACTED FILL 12" THICK OR GREATER	PERIODIC	
4. SUB-GRADE IMPROVEMENTS INVOLVING SOIL MIXING, COMPACTION GROUTING, DYNAMIC COMPACTION, OR PLACEMENT OF STONE COLUMNS	CONTINUOUS	

STRUCTURAL OBSERVATION:

- STRUCTURAL OBSERVATIONS BY AN INDEPENDENT ENGINEER OR THE ENGINEER OF RECORD SHALL MAKE IN ACCORDANCE WITH SECTION 1710 OF THE 2010 CALIFORNIA BUILDING CODE AT THE EXPENSE OF THE OWNER TO REVIEW THE CONSTRUCTION OF THE PROJECT. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURE. STRUCTURAL OBSERVATION DOES NOT INCLUDE THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR(S).
- THE OWNER SHALL EMPLOY THE CIVIL OR STRUCTURAL ENGINEER OR THE ARCHITECT OF RECORD OR THEIR DESIGNATED AGENT TO PERFORM THE STRUCTURAL OBSERVATION.
- EVIDENCE OF EMPLOYMENT BY THE OWNER SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
- WHEN A PRECONSTRUCTION MEETING IS REQUIRED, IT SHALL BE ATTENDED BY THE GENERAL CONTRACTOR, APPROPRIATE SUBCONTRACTORS AND DEPUTY INSPECTORS. THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS WHICH REQUIRE STRUCTURAL OBSERVATION WILL BE IDENTIFIED. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT.
- REQUIRED OBSERVATIONS ARE TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION AS A MINIMUM, FOR EACH BUILDING OR STRUCTURE AS APPLICABLE. NOTIFY THE ENGINEER 72 HOURS PRIOR TO EACH OBSERVATION.

REQUIRED ITEMS
A. PRECONSTRUCTION MEETING SHALL BE ATTENDED BY THE STRUCTURAL OBSERVER OF RECORD.
B. PRIOR TO PLACEMENT OF CONCRETE FOR THE FIRST FOUNDATION PIER.
C. PRIOR TO PLACEMENT OF CONCRETE IN WALL FORMS.
D. UPON COMPLETION OF WELDING AT STEEL MOMENT FRAMES.
E. UPON COMPLETED ERECTION OF ALL STRUCTURAL STEEL.
F. PRIOR TO PLACEMENT OF GROUT IN FIRST FLR.
G. PRIOR TO GROUTING THE TOP 48" OF MASONRY WALLS AT FLOOR AND ROOF LINE. (CHORD REINFORCING)
H. AFTER MAKING OF ALL PLWYWOOD SHEAR WALLS AND ALL HOLDING BRAGS STRUTS ARE IN PLACE, AND PRIOR TO COVERING ANY OF THE EXISTING WALLS.
K. AFTER MAKING OF FLOOR PLWYWOOD DIAPHRAGMS; PRIOR TO COVERING.
L. AFTER MAKING OF ROOF PLWYWOOD DIAPHRAGMS; PRIOR TO COVERING.
M. PRIOR TO ROOFING OR PLACEMENT OF CONCRETE FILL OVER METAL DECK ROOFS OR FLOORS.
N. FINAL WALK THROUGH UPON COMPLETION OF ALL STRUCTURAL ASPECTS OF THE PROJECT PRIOR TO ARCHITECTURAL FINISHES.
M. NO STRUCTURAL OBSERVATION REQUIRED

A REPORT PREPARED ON DEPARTMENT FORMS OR FORMS PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVATION, SHALL BE LEFT AT THE PROJECT SITE FOR THE CONTRACTOR TO FORWARD TO THE BUILDING INSPECTOR. THE FORMS SHALL BE WET SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE SIGNED COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR, AS REQUESTED.

A FINAL OBSERVATION REPORT SHALL BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. IF THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:

- NOTIFY BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION.
- CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF PREVIOUS OBSERVER'S REPORTS.

THE PROPOSED OBSERVER SHALL BE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVED NOTED DEFICIENCIES. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES TO THE STRUCTURAL SYSTEMS AT THE CONTRACTOR'S EXPENSE. STRUCTURAL OBSERVATION SHALL BE PERFORMED BY NATIONAL ENGINEERING & CONSULTING, INC.

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
COLD-FORMED STEEL FRAMING		

- DURING WELDING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.
- | SPECIAL INSPECTION | FREQUENCY | REFERENCED STANDARD |
|---|-----------|---------------------|
| 1. DURING WELDING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM. | PERIODIC | CBC 1707.4 |
| 2. SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE RESISTING SYSTEM, INCLUDING STRUTS, BRACES & HOLD-DOWNS. | PERIODIC | |

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
WOOD		
1. DURING FIELD DRILING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.	CONTINUOUS	
2. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS & HOLD-DOWNS.	PERIODIC	CBC 1707.3

SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS & DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING & OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER.

SPECIAL INSPECTION CONTACT INFORMATION:

GEOTECHNICAL INSPECTIONS SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER. ALL OTHER INSPECTIONS SHALL BE PERFORMED BY NATIONAL ENGINEERING & CONSULTING, INC. TO SCHEDULE AN INSPECTION PLEASE CALL (949) 716-9990, OR EMAIL: INSPECTION@NATIONALINC.COM

LEGEND

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	09/10/15	80% REDESIGN	BB
8	09/21/15	100% ZONING	JY
9	12/01/15	80% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/05/16	PLANNING COMMENTS	HT
13	02/16/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

NATIONAL
ENGINEERING & CONSULTING, INC.
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

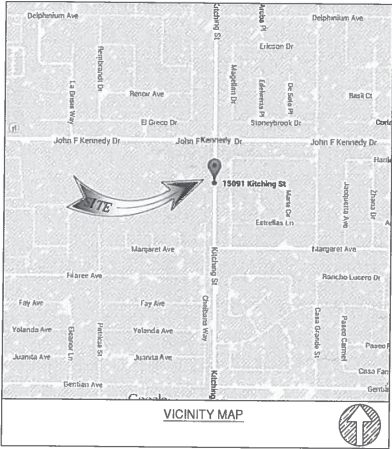
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

02/08/2016
DATE

GOGH
15091 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE:
GENERAL NOTES,
SPECIFICATIONS
AND LEGEND

T-4
PA15-0005 P15-092



VICINITY MAP

LEGAL DESCRIPTION

LOTS 1, 2, 7 AND 8 OF BLOCK 155, MAP NO. 1, OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, EXCEPTING FROM LOTS 7 AND 8 THE SOUTHERLY 435 FEET THEREOF, ALSO EXCEPTING THAT PORTION OF ESCHSCHOLTZ AVENUE (NOW KNOWN AS JOHN F. KENNEDY DRIVE) LYING WEST OF THE WEST LINE OF KITCHING STREET, WHICH PORTION HAS BEEN ACCEPTED BY THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY FOR THE USE AND PURPOSES OF A COUNTY HIGHWAY, A CERTIFIED COPY OF RESOLUTION RECORDED NOVEMBER 9, 1965 AS INSTRUMENT NO. 127101, OF OFFICIAL RECORDS.

SITE ADDRESS 15091 KITCHING ST. MORENO VALLEY, CA 92551 **APN** 486-070-018

RECORD OWNER CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION

TITLE REPORT LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY ORANGE COAST TITLE COMPANY ORDER NO. 140-1585693-86 DATED AUGUST 22, 2014

SCHEDULE B EXCEPTION

ITEMS 1-3 ARE TAXES AND LIENS RELATED
 ITEM 9 IS RECORD OF SURVEY RELATED
 ITEMS 10-12 & 14 ARE UNRECORDED LEASE RELATED
 ITEM 15 IS DEEDS OF TRUST RELATED
 ITEM 16 IS RIGHT RELATED
 ITEM 17 IS TITLE RELATED

AN EASEMENT FOR PIPELINES, DITCHES, FLUMES AND INCIDENTAL PURPOSES THERETO AS DEDICATED AND DELINEATED ON THE TRACT MAP RECORDED IN BOOK 11 PAGE 10 OF MAPS, ILLIGIBLE DOCUMENT, CANNOT BE PLOTTED, MAY OR MAY NOT AFFECT PROPOSED VERIZON LEASE PREMISES.

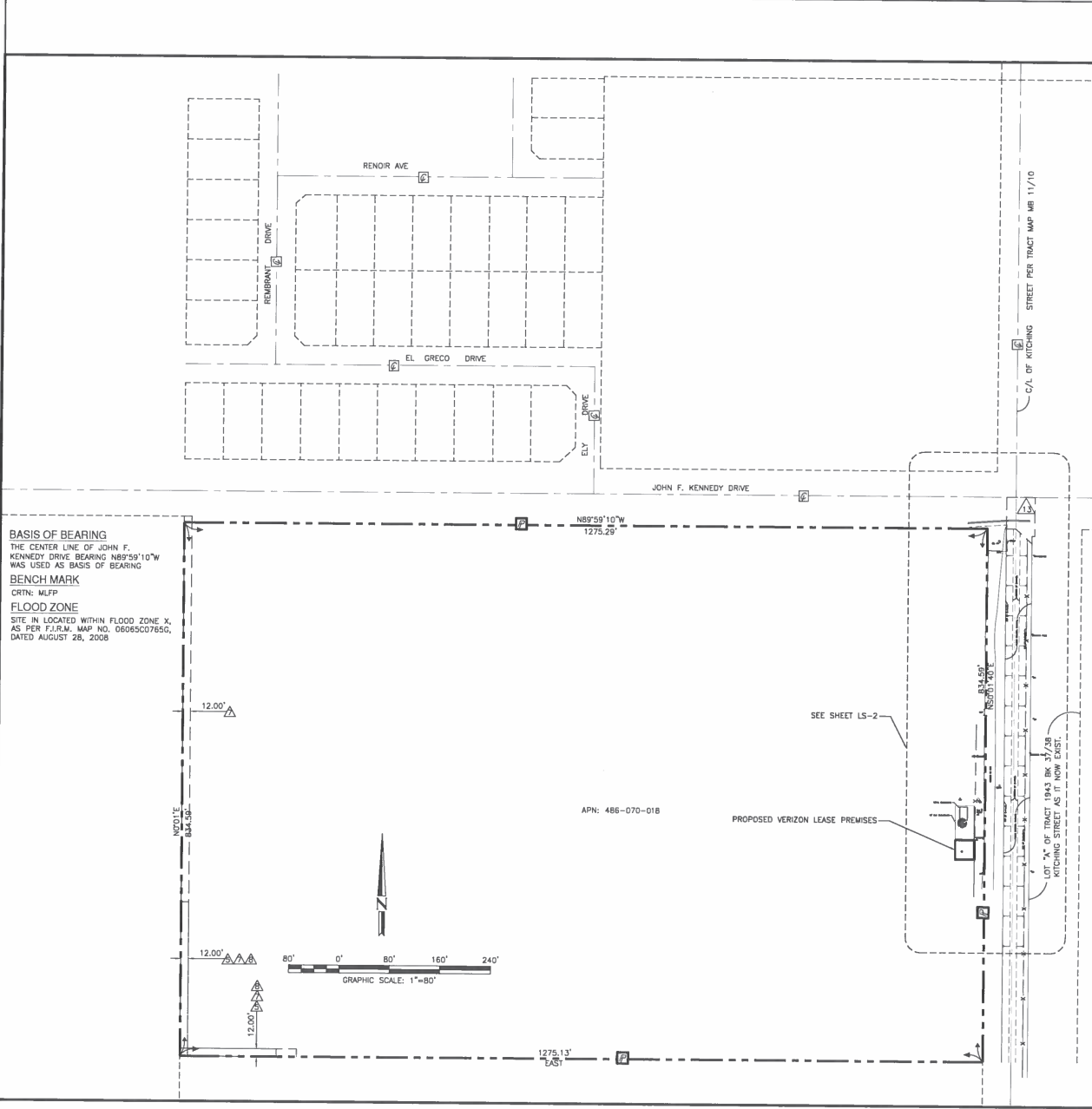
AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: 12/6/1957 IN BOOK 2188 PAGE 294, OFFICIAL RECORDS FOR: PIPELINES, UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SECURITY-FIRST NATIONAL BANK, AS SUCCESSOR TO CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE. AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED. NOTE: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. DOES NOT AFFECT THE PROPOSED VERIZON LEASE PREMISES.

AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT RECORDED: IN BOOK 1702, PAGE 559, OF OFFICIAL RECORDS FOR: UTILITIES, CONDUITS AND INCIDENTAL PURPOSES AFFECTS: THE LOCATION IS SET FORTH THEREN AND RECORDED IN BOOK 1702 PAGE 467, OFFICIAL RECORDS AND RECORDED IN BOOK 1702 PAGE 552, OFFICIAL RECORDS AND RECORDED 11/12/1969 AS INSTRUMENT NO. 1969-115832, OFFICIAL RECORDS. DOES NOT AFFECT THE PROPOSED VERIZON LEASE PREMISES.

AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: 3/14/1966 AS INSTRUMENT NO. 1966-26821, OFFICIAL RECORDS FOR: WALKWAY PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF MORENO VALLEY UNIFIED SCHOOL DISTRICT AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED. NOTE: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. DOES NOT AFFECT THE PROPOSED VERIZON LEASE PREMISES.

AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: 9/27/1967 AS INSTRUMENT NO. 1967-85218, OFFICIAL RECORDS FOR: SENIOR LINES AND INCIDENTAL PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED. NOTE: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. DOES NOT AFFECT THE PROPOSED VERIZON LEASE PREMISES.

AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: 7/9/2009 AS INSTRUMENT NO. 2009-353645, OFFICIAL RECORDS FOR: PUBLIC STREET, UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF: CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION AFFECTS: MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED. NOTE: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. DOES NOT AFFECT THE PROPOSED VERIZON LEASE PREMISES.



BASIS OF BEARING
 THE CENTER LINE OF JOHN F. KENNEDY DRIVE BEARING N89°59'10\"/>

BENCH MARK
 CRN: MLFP

FLOOD ZONE
 SITE IS LOCATED WITHIN FLOOD ZONE X, AS PER F.I.R.M. MAP NO. 06065C0765C, DATED AUGUST 28, 2008



PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC
 27 ORCHARD LAKE FOREST, CA 92660
 PHONE: (949) 718-8888 | FAX: (949) 718-9997

CLIENTS
core
 DEVELOPMENT SERVICES
 2903-H SATURN STREET
 BREA, CA 92621
 PHONE: (714) 729-8404 FAX: (714) 333-4441

NO.	DATE	DESCRIPTION	BY
1	10/07/14	PRELIM	MM
2	12/19/14	FINAL	JP
3	05/12/15	UPDATE FINAL	TN
4	01/18/16	UPDATE FINAL	RR

SITE INFORMATION:

GOGH

15091 KITCHING ST.
 MORENO VALLEY, CA 92551

SEAL:

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1
 SHEET 1 OF 2

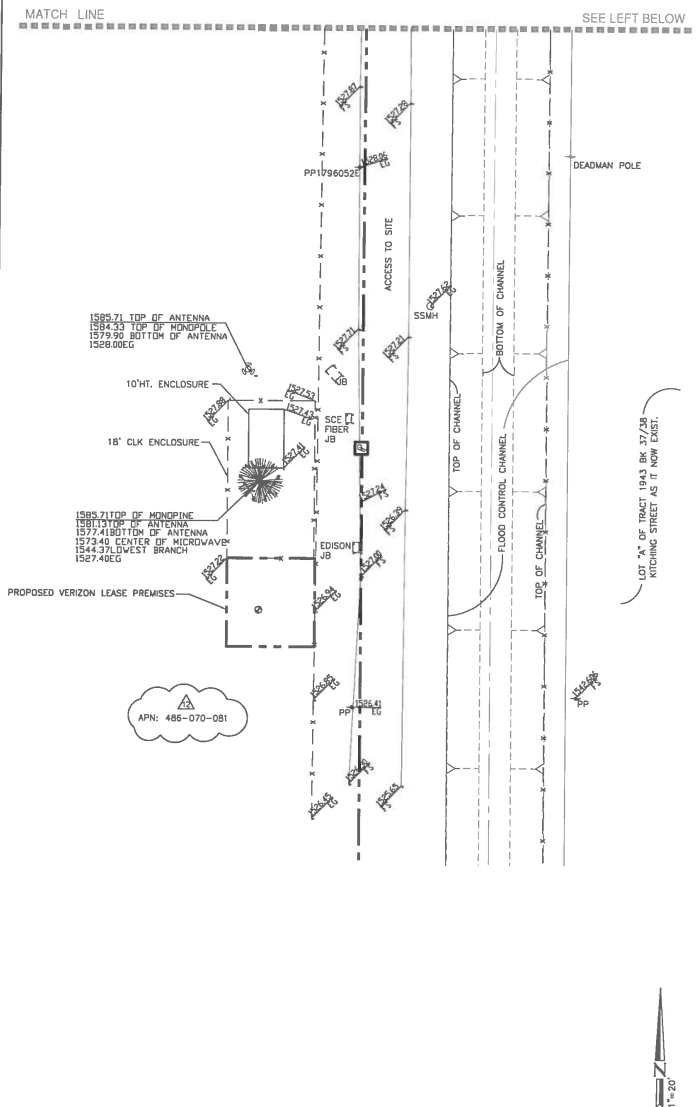
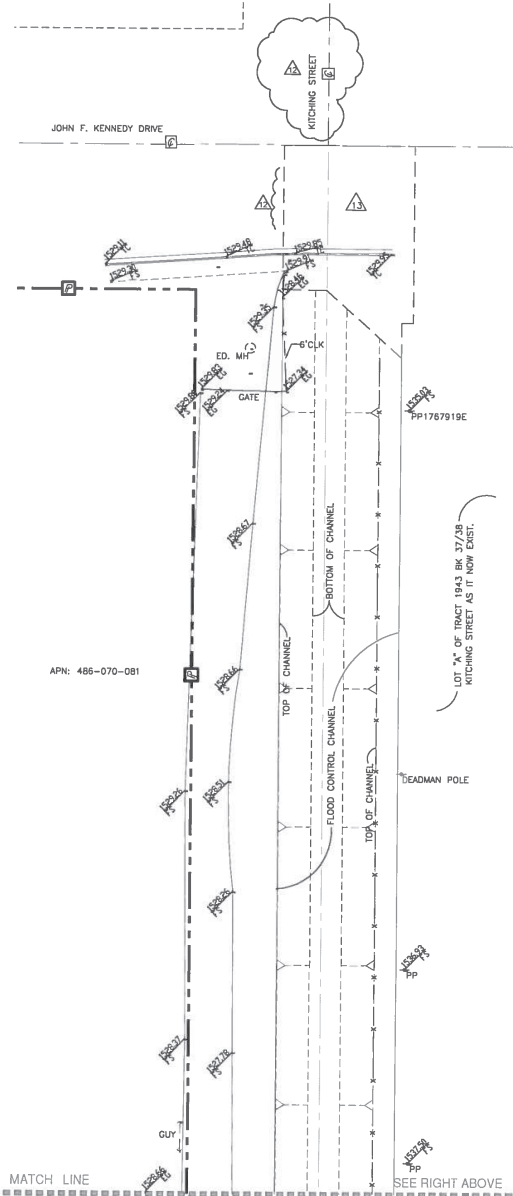
LEGEND

- CENTER LINE
- - - PROPERTY LINE
- x - x - CHAIN-LINK FENCE
- WOOD FENCE
- - - EASEMENT LINE
- o - GAS LINE
- s - SEWER LINE
- w - WATER LINE
- t - TELEPHONE CABLE
- WOOD WALL
- CMU WALL
- EDGE OF PAV'T
- EXISTING GROUND
- FOUND
- GUY WIRE ANCHOR
- EDGE OF PAVEMENT
- FLOW LINE
- FINSH SURFACE
- HEIGHT
- NATURAL GRADE
- ROOF GRADE
- RAISED PLATFORM
- ROOF DRAIN
- PROPERTY LINE
- POWER POLE
- PULL BOX
- SANITARY SEWAGE CLEANOUT
- STREET SIGN/STOP SIGN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MAN HOLE
- SIGN
- TOP OF CURB
- TOP OF WALL
- TOP OF ANTENNA
- UNDERGROUND ACCESS
- BACK FLOW PREVENTER
- WATER METER
- WATER VALVE
- VENT
- EXISTING LIGHT
- EXISTING ELECTRICAL MANHOLE
- EXISTING POLE
- EXISTING STREET LIGHT
- EXISTING SATELLITE DISH
- EXISTING CONDENSER
- ROOF DRAIN
- EXISTING TELE. MANHOLE
- EXISTING WATER METER
- EXISTING BACKFLOW PREVENTER
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL
- EXISTING ANTENNA
- EXISTING MICROWAVE DISH
- EXISTING SEWER MANHOLE
- POWER POLE
- GUY WIRE ANCHOR
- CATCH BASIN
- FIRE HYDRANT
- VALVE (UTILITY)
- TREE
- EXISTING MONOPINE
- BUSH
- PALM TREE
- EXISTING CONCRETE WALK/PATH
- EXISTING GRASS/TURF

MONUMENTS

GEOGRAPHIC COORDINATES

LATITUDE: 33°54'04.63"N
LONGITUDE: 117°13'04.32"W



PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD, LAKE FOREST, CA 92650
PHONE: (949) 716-6900 | FAX: (949) 716-6927

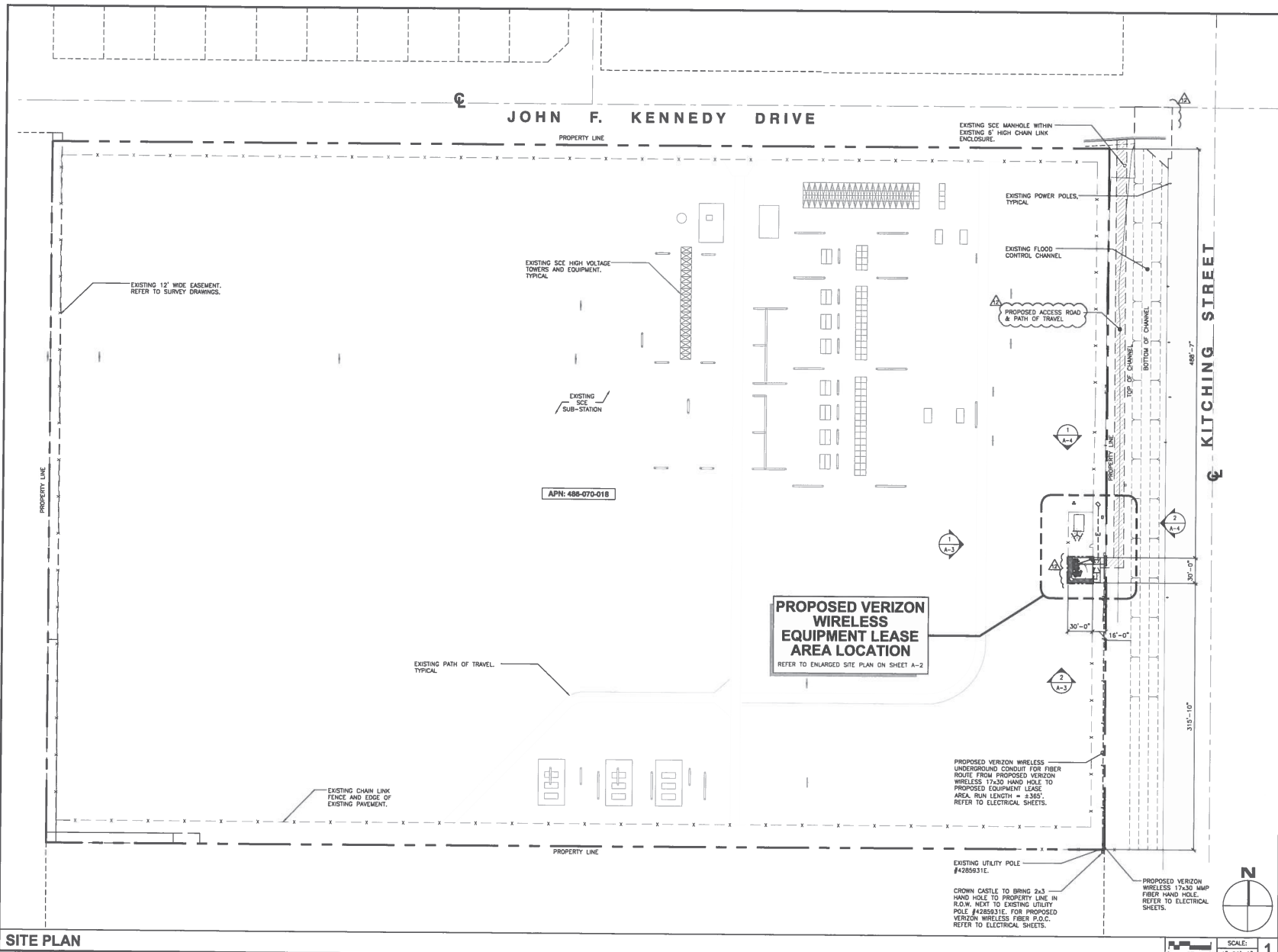
CLIENTS
core
DEVELOPMENT SERVICES
2903-H SATURN STREET
IRVINE, CA 92618
PHONE: (714) 729-8404 FAX: (714) 333-4441

NO.	DATE	DESCRIPTION	BY
1	10/07/14	PRELIM	MM
2	12/19/14	FINAL	JP
3	05/12/15	UPDATE FINAL	TN
4	01/18/16	UPDATE FINAL	RR
5	02/16/16	UPDATE FINAL	RR

SITE INFORMATION:
GOGH
15091 KITCHING BT.
MORENO VALLEY, CA 92551

SEAL:
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2
SHEET 2 OF 2



SITE PLAN

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
7	05/15/15	90% REDESIGN	BB
8	09/21/15	100% ZONING	JY
9	11/21/15	90% CONSTRUCTION	JY
10	12/18/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

NATIONAL
ENGINEERING & CONSULTING, INC.
2700 HAWTHORNE, SUITE 100, IRVINE, CA 92618
PHONE: 949.261.1300 FAX: 949.261.1300

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verizon
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IRVINE, CA 92618

02/08/2016
DATE

GOGH
15091 KITCHING STREET
MORENO VALLEY, CA 92551

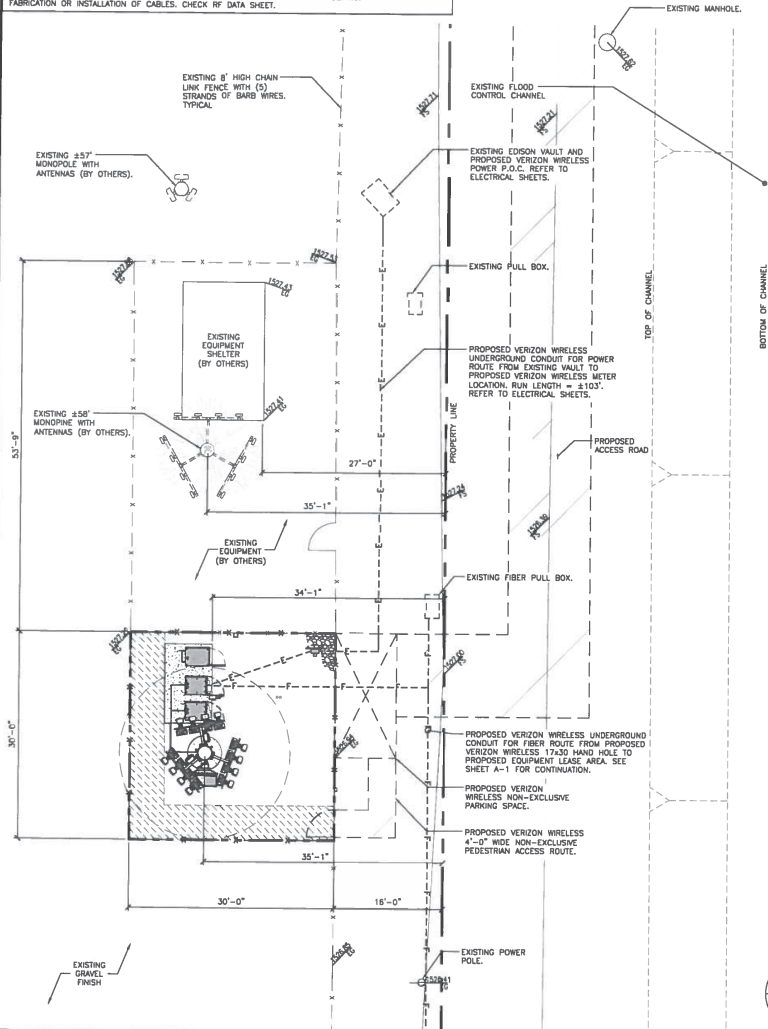
SHEET TITLE:
SITE PLAN

A-1
PA15-0005 P15-092

HYBRID SCHEDULE				
ANTENNA SECTOR	ANTENNA AZIMUTH	NUMBER OF ANTENNAS	HYBRID LENGTH	HYBRID CABLE SIZE
A	110°	4	±90'	7/8"
B	230°	4	±90'	7/8"
C	350°	4	±90'	7/8"
GPS	N/A	2	±12'	1/2"
MICROWAVE	TBD	1	±90'	1/2"

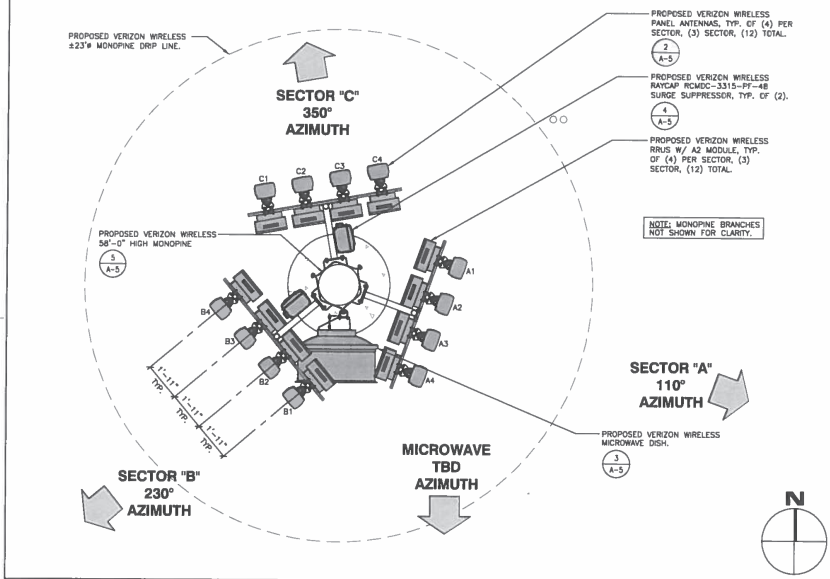
NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION OR INSTALLATION OF CABLES. CHECK RF DATA SHEET.

NOTE: THERE ARE (2) EXISTING POLES OF APPROXIMATELY THE SAME HEIGHT ALREADY EXISTING ON THE SITE.

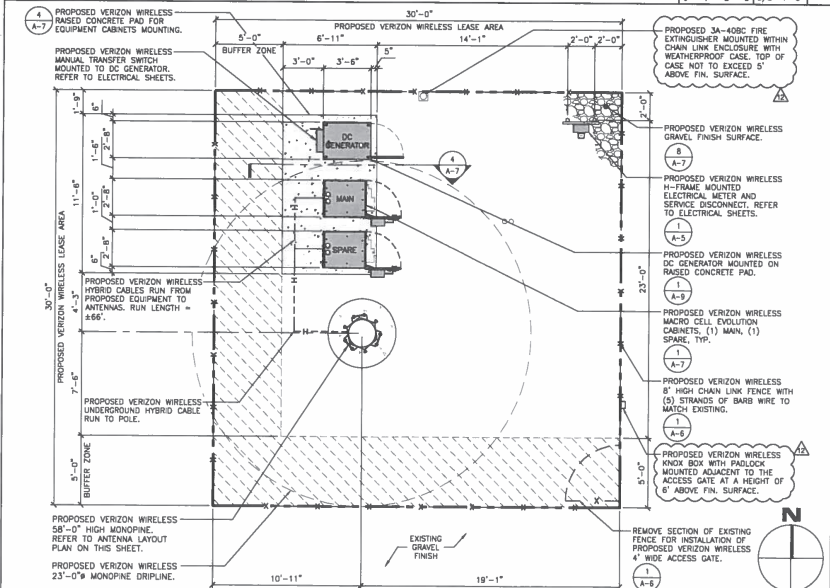


ENLARGED SITE PLAN

SCALE: 1/8"=1'-0"



PROPOSED ANTENNA LAYOUT PLAN



PROPOSED EQUIPMENT COMPOUND LAYOUT PLAN

SCALE: 1/4"=1'-0"

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
7	08/15/15	80% REVISION	SB
8	09/21/15	100% ZONING	JY
9	12/01/15	80% CONSTRUCTION	JY
10	12/15/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	03/09/16	PLANNING COMMENTS	JY
13	02/19/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

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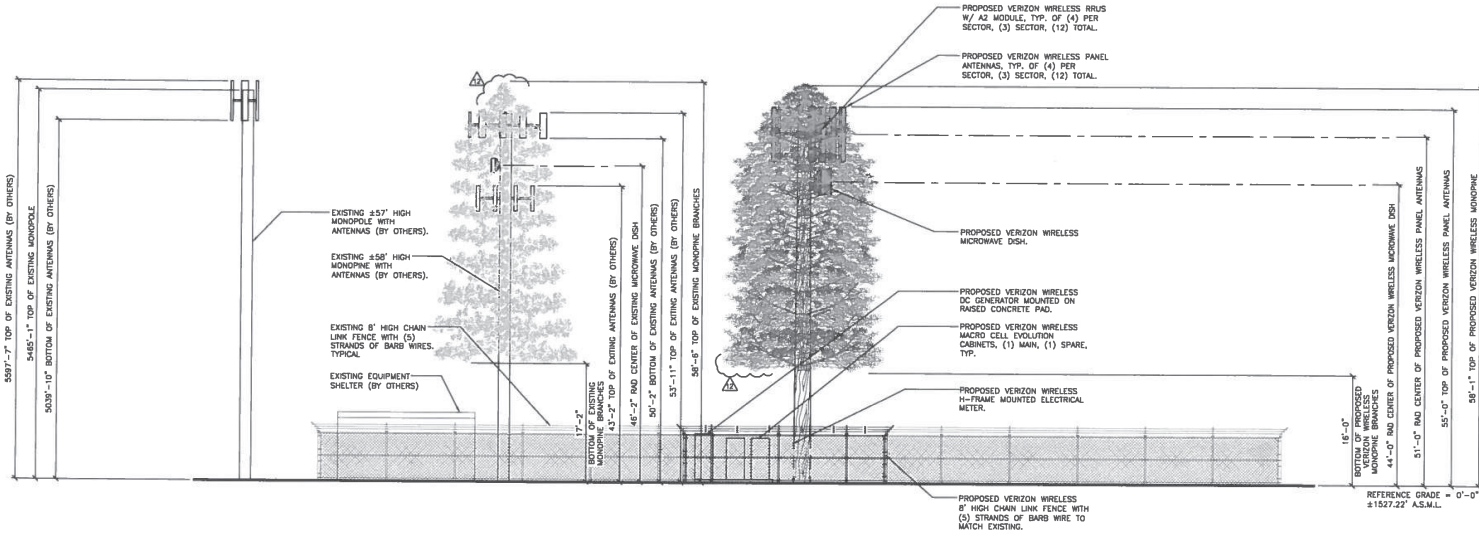
verizon
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02/08/2016
DATE

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MORENO VALLEY, CA 92551

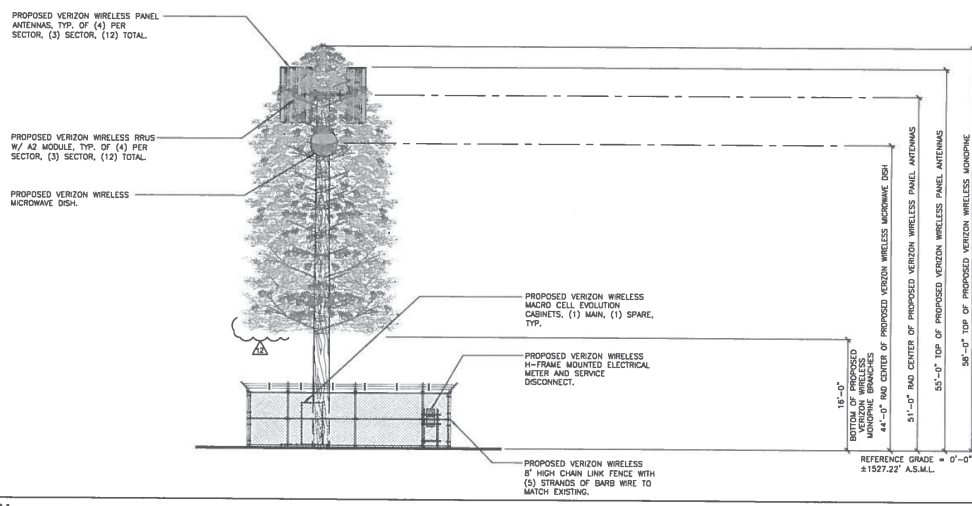
SHEET TITLE:
ENLARGED SITE PLAN, PROPOSED EQUIPMENT COMPOUND AND ANTENNA LAYOUT PLANS

A-2
PA15-0005 P15-092



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0" 1



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0" 2

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
7	08/10/15	80% REDESIGN	SB
8	08/21/15	100% ZONING	JY
8	11/02/15	90% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REVIEW	JY
14	02/25/16	100% CONSTRUCTION	JY

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02/08/2016
 DATE

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 MORENO VALLEY, CA 92551

SHEET TITLE:
 ARCHITECTURAL
 ELEVATIONS

A-3
 PA15-0005 P15-092

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
7	06/10/15	80% REDESIGN	BB
8	06/21/15	100% ZONING	JY
9	11/21/15	80% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/05/16	PLANNING COMMENTS	HT
13	02/16/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

NATIONAL
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2000 WILSON AVENUE, SUITE 100
IRVINE, CALIFORNIA 92614

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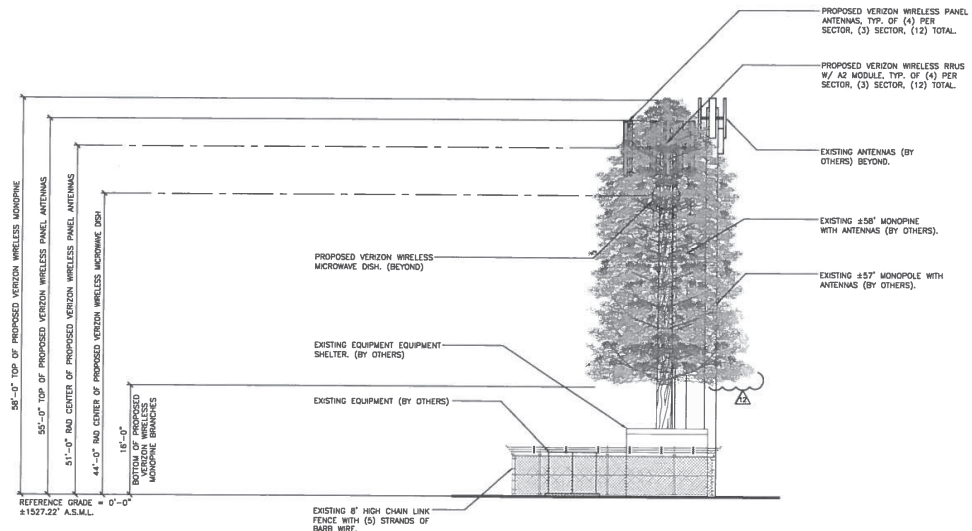
02/08/2016
DATE

GOGH

15061 KITCHING STREET
MORENO VALLEY, CA 92551

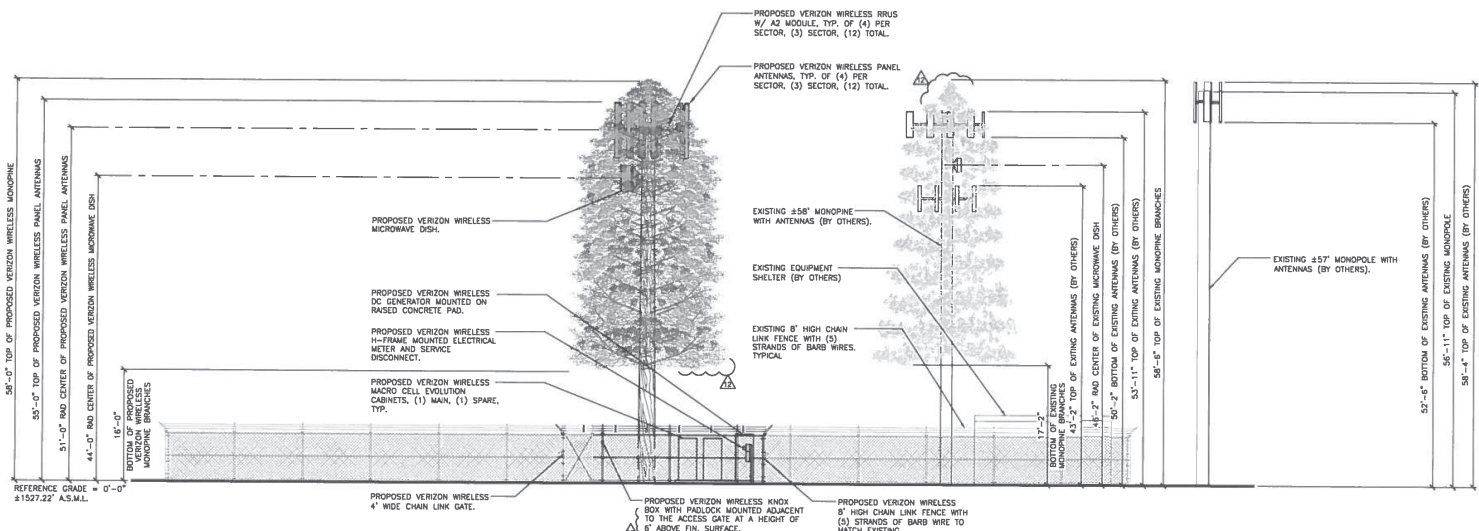
SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

A-4
PA15-0005 P15-092



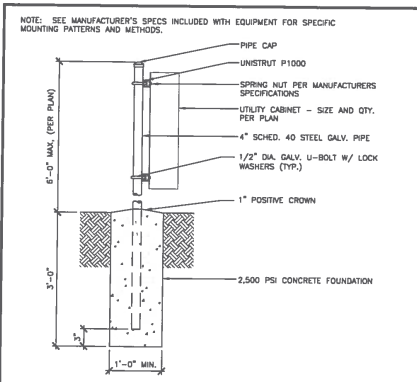
PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0" 1

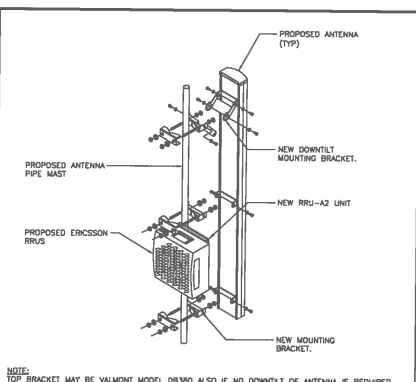


PROPOSED EAST ELEVATION

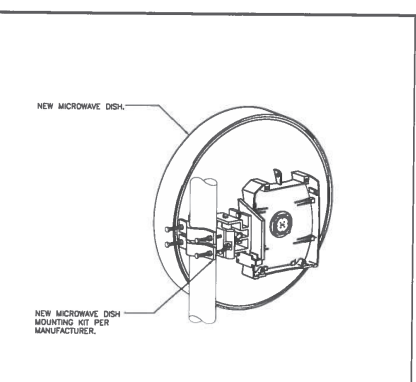
SCALE: 1/8"=1'-0" 2



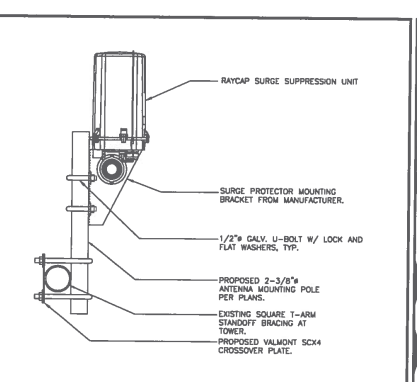
H-FRAME DETAIL SCALE: N.T.S. 1



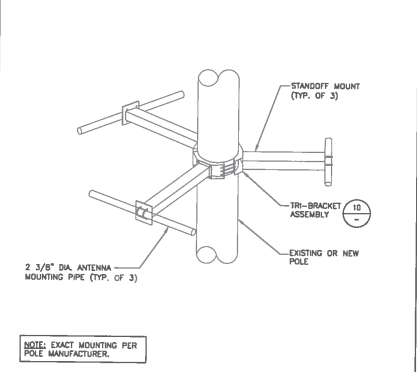
ANTENNA MOUNT W/ RRUS SCALE: N.T.S. 2



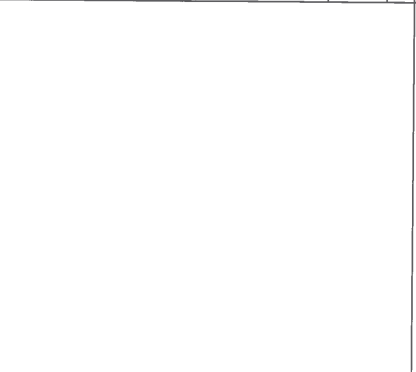
MICROWAVE MOUNT SCALE: N.T.S. 3



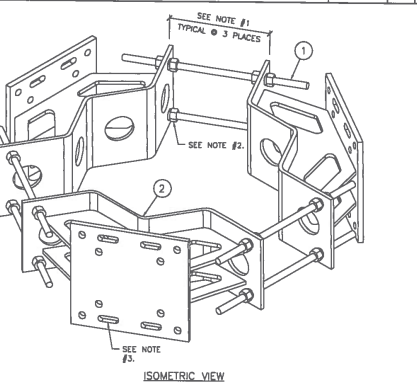
RAYCAP SURGE MOUNTING DETAIL SCALE: N.T.S. 4



MOUNT ASSEMBLY SCALE: N.T.S. 5



NOT USED SCALE: N.T.S. 6



ANTENNA MOUNTING HARDWARE SCALE: N.T.S. 10

NOTE: EXACT MOUNTING PER POLE MANUFACTURER.

C10112204 TRI-COLLAR BRACKET ASSEMBLY

(1)	CK00069	HARDWARE KIT	15
(1)		MISC. ITEMS	185
		TOTAL WEIGHT	200

CK00069 HARDWARE KIT			
ITEM QTY.	PART NO.	DESCRIPTION	WEIGHT
1.	6	C40094005 ASTM A36 GALV THRD ROD ASSY 5/8 X 28 1/2	15

MISC. ITEMS			
ITEM QTY.	PART NO.	DESCRIPTION	WEIGHT
2.	3	CW00480 WELDMENT, TRI-COLLAR BRACKET	185

NOTES:

- THIS DISTANCE MUST BE EQUAL IN ALL (3) THREE LOCATIONS TO ENSURE THE STRUCTURAL INTEGRITY OF THE THREADED RODS AS WELL AS 120° SEPERATION.
- FOR MONOPOLES 1 1/2" IN DIA. OR SMALLER, ONLY (1) ONE NUT AND (1) ONE LOCKWASHER ARE REQUIRED BETWEEN THE TRI-COLLAR BRACKETS. FOR MONOPOLES LARGER THAN 1 1/2" IN DIA., (2) TWO NUTS AND (2) TWO LOCKWASHERS ARE REQUIRED BETWEEN THE TRI-COLLAR BRACKETS.
- THE MOUNTING SLOTS WILL ACCOMMODATE 2 3/8"-4 1/2" O.D. PIPE.

NOT USED SCALE: N.T.S. 12

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
7	08/15/15	90% REDESIGN	BB
8	09/21/15	100% ZONING	JY
9	12/01/15	80% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/08/16	PLANNING COMMENTS	NT
13	02/19/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

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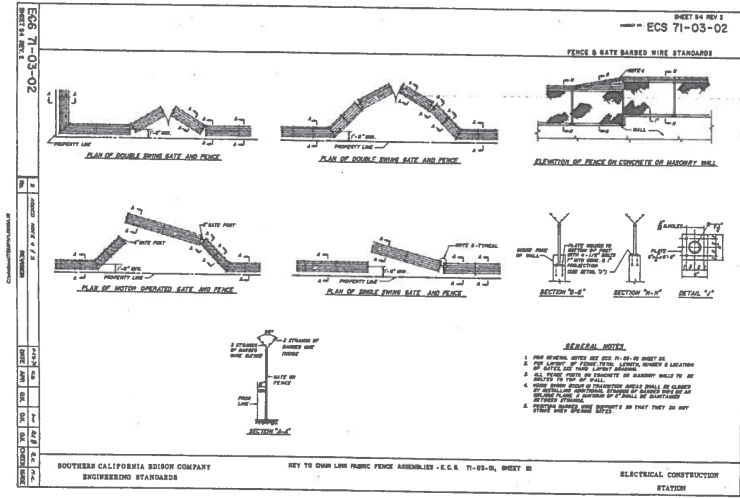
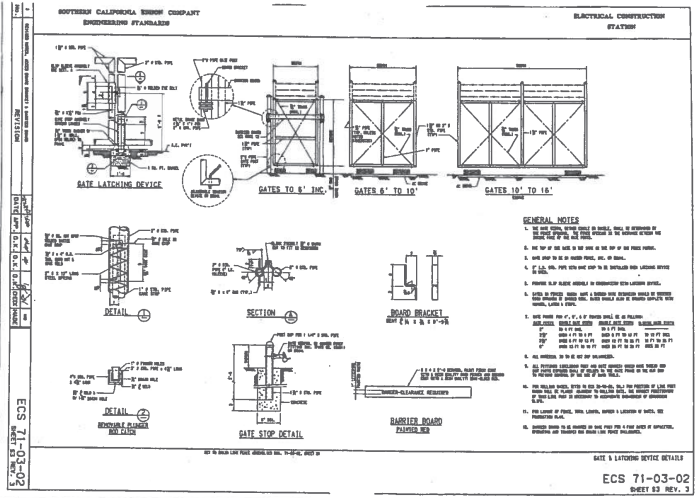
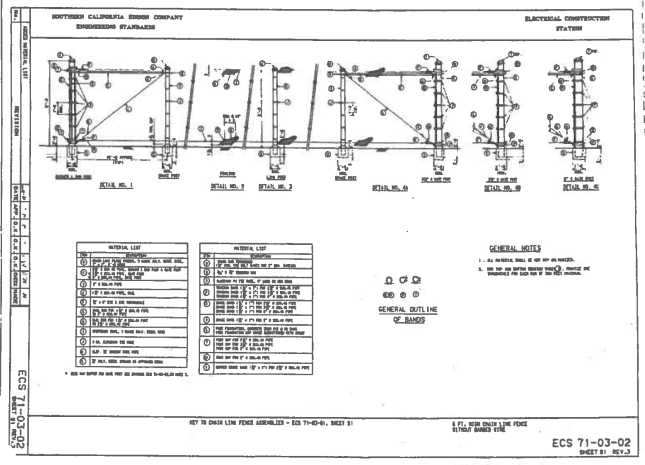
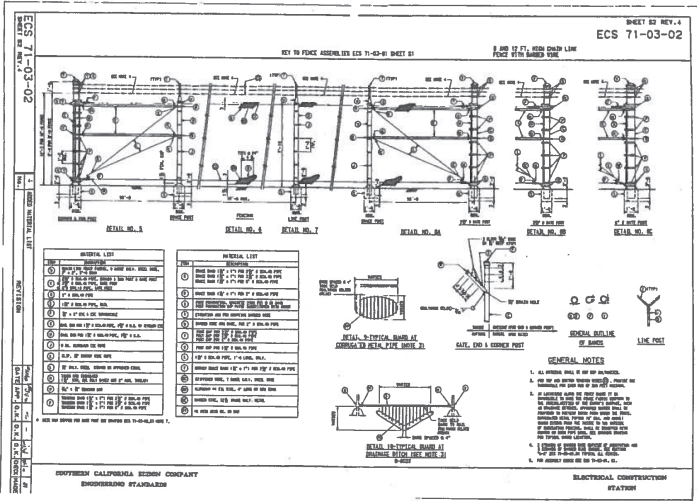
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

02/08/2016
DATE:

GOGH
15091 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE:
**ARCHITECTURAL
DETAILS**

A-5
PA15-0005 P15-092



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	06/15/16	90% REDESIGN	SB
8	08/21/16	100% ZONING	JY
9	12/01/16	90% CONSTRUCTION	JY
10	12/16/16	PLANNING COMMENTS	JY
11	01/20/16	100% CONSTRUCTION	JY
12	02/08/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY



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15901 SAND CANYON AVENUE, D1
IRVINE, CA 92618

02/08/2016
DATE

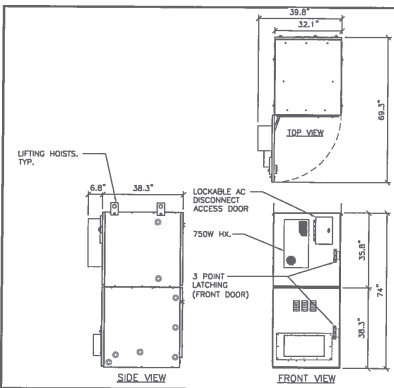
GOGH
15901 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE
**ARCHITECTURAL
DETAILS**

A-6
PA15-0005 P15-092

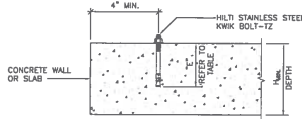
SCALE:
N.T.S. 1

SCE FENCE STANDARD DETAILS



MCE DARK FIBER CABINET SCALE: N.T.S. 1

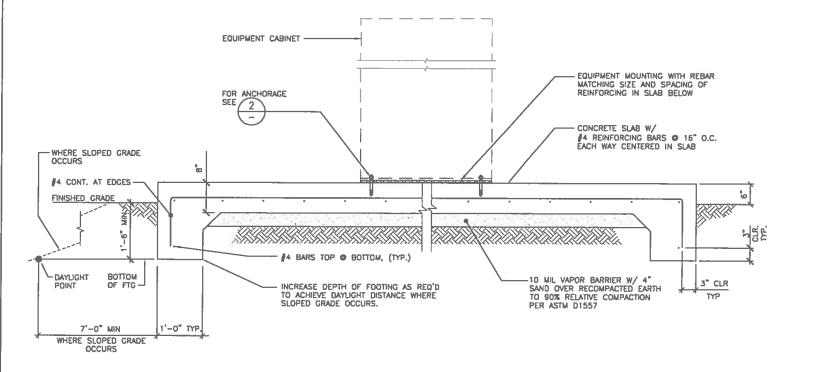
NOTES:
 1. THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X-RAY OR EQUIVALENT METHODS. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OF CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.
 2. SPECIAL INSPECTION IS REQUIRED FOR INSTALLATION OF ANCHORS.
 3. INSTALLATION OF WEDGE ANCHORS IN MASONRY IS NOT ALLOWED.
 4. VERIFY BOLT PATTERN EQUIPMENT PER MANUFACTURER PRIOR TO ANCHORING OF EQUIPMENT.



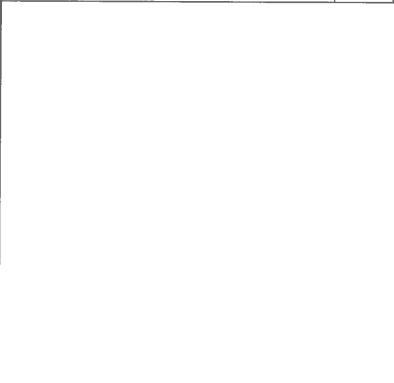
ANCHOR SCHEDULE(1)			
BOLT DIA.	HOLE DIA.	E" EMBEDMENT	7/16" MIN. MEMBER THICKNESS
1/2"	1/2"	3-1/4"	6"
5/8"	5/8"	4"	6"
3/4"	3/4"	4-3/4"	8"

(1) INFORMATION SHOWN IN THIS TABLE IS IN ACCORDANCE WITH: ICC ESR-1917 & LARRI-24701
 (2) USE MANUFACTURER RECOMMENDED ANCHOR BOLT DIAMETER. IF NONE RECOMMENDED, USE 1/2" ANCHORS FOR EQUIPMENT U.L.O.D.
 (3) SPECIAL INSPECTION REQUIRED PER CDS/IBC, SECTION 1705.3.
 (4) IF MEMBER THICKNESS DIFFERS FROM MINIMUM ABOVE CONTACT ENGINEER OF RECORD.

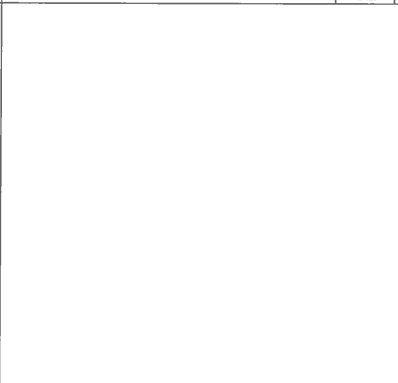
HITL KWIK BOLT-TZ ANCHOR DETAIL SCALE: N.T.S. 2



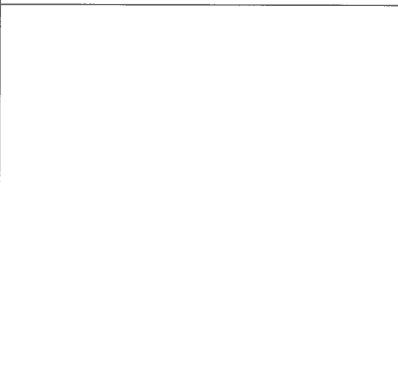
TYPICAL EQUIPMENT PAD FOUNDATION SECTION SCALE: N.T.S. 4



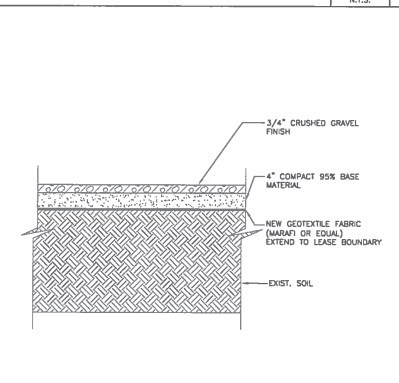
NOT USED SCALE: N.T.S. 5



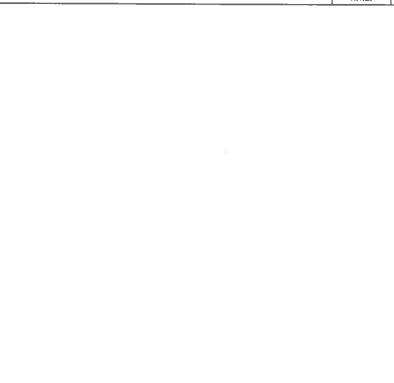
NOT USED SCALE: N.T.S. 6



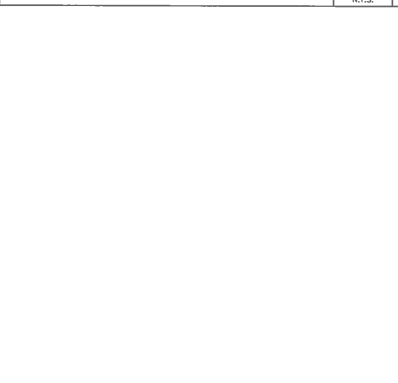
NOT USED SCALE: N.T.S. 7



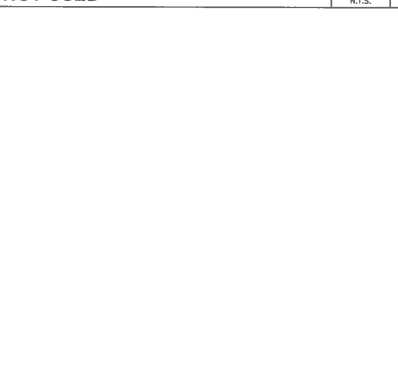
GRAVEL FINISH SCALE: N.T.S. 8



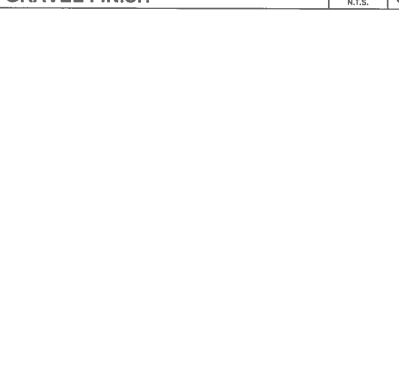
NOT USED SCALE: N.T.S. 9



NOT USED SCALE: N.T.S. 10



NOT USED SCALE: N.T.S. 11



NOT USED SCALE: N.T.S. 12

REV	DATE	DESCRIPTION	BY
7	06/10/15	90% REDESIGN	SB
8	09/21/15	100% ZONING	JY
9	12/01/15	80% CONSTRUCTION	JY
10	12/15/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/08/16	PLANNING COMMENTS	NT
13	02/19/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

NATIONAL
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 IRVINE, CA 92618

02/08/2016 DATE

GOGH
 15081 KITCHING STREET
 MORENO VALLEY, CA 92551

SHEET TITLE:
**ARCHITECTURAL
 DETAILS**

A-7
 PA15-0005 P15-092

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	06/10/15	90% REDESIGN	SB
6	10/21/15	100% ZONING	JY
5	12/01/15	90% CONSTRUCTION	JY
4	12/10/15	PLANNING COMMENTS	JY
3	01/22/16	100% CONSTRUCTION	JY
2	02/09/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY



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02/08/2016
 DATE

GOGH
 15001 KITCHING STREET
 MORENO VALLEY, CA 92551

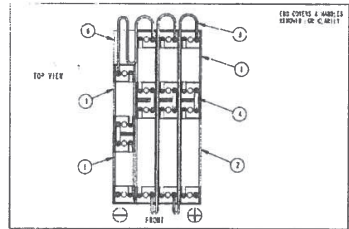
SHEET TITLE:
BATTERY SPECIFICATIONS

A-8
 PA15-0005 P15-092

NOT USED

SCALE: 1
 N.T.S.

String Instruction Sheet 80-94684-02
 TLX180 Ni-Cd Battery
 Typical Application: Generic



This is supplemental information to the Read the TLX180 Installation and Operation Instructions and the TLX180 Installation and Operation Manual before assembly.

- SPECIAL INSTRUCTIONS:**
- Prior to assembly, use the CITE column in the parts list to ensure all parts in the parts list are received.
 - Use tags & labels from the installation kit to ascertain the cables that connect to the positive and negative end of the string.
 - Use ratchet wrench from the installation kit to completely seat terminal caps at all bonded and lug connections.
 - ** indicates positive terminal.

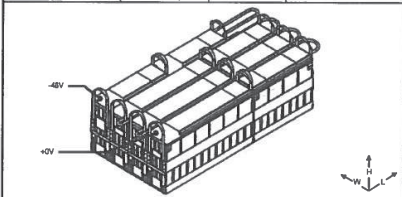
DESCRIPTION	PART NO.	QUANTITY	REVISION
1	80-94684-02	1	01
2	80-03832-01	36	01
3	80-03808-04	6	01
4	80-03808-08	3	01
5	80-03808-14	1	01
6	80-03808-14	1	01
7	80-03808-14	1	01
8	80-03808-14	1	01
9	80-03808-14	1	01
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25	80-03808-14	1	01
26	80-03808-14	1	01
27	80-03808-14	1	01
28	80-03808-14	1	01
29	80-03808-14	1	01
30	80-03808-14	1	01
31	80-03808-14	1	01
32	80-03808-14	1	01
33	80-03808-14	1	01
34	80-03808-14	1	01
35	80-03808-14	1	01
36	80-03808-14	1	01

SAFT
 711 CE Hinkle Industrial Blvd, Yuba City, TX 79801 - USA
 Telephone: 800-288-0011 - Fax: 029 247-5404
 www.saftbattery.com

SAFT America, Inc. (226) 247-2331
 www.saftbattery.com TABLE OF CONTENTS **T-130-VZW** REV 28
 E 08

80-94684-02

Type:	TLX 180 (x36)	Cell	172 Amp-hrs	V _{nom} :	48 VDC	Nom. Energy:	8.2 kWh
-------	---------------	------	-------------	--------------------	--------	--------------	---------



STRING

Type	Part PN	String Dimensions (W x L x H)	Block Weight
Battery String	80-94684-02	(420 x 827 x 254) mm (16 5/8 x 32.56 x 10.00) inches	151.1 kg 333.1 lbs
Installation Kit	80-03832-02		353.1 lbs
Cable	80-03808-14		151.1 kg 333.1 lbs
Bus bar	80-03870-14		

BLOCKS / MODULES

Type	Part PN	Qty	Block Dimensions (W x L x H)	Block Weight
TLX180-4	80-03808-04	6	(125 x 332 x 254) mm (4.13 x 13.07 x 10.00) inches	16.0 kg 35.4 lbs
TLX180-8	80-03808-08	3	(125 x 495 x 254) mm (4.13 x 19.49 x 10.00) inches	23.7 kg 52.3 lbs

CELL

Type	Part PN	Qty	Cell	CPR
TLX180	80-03832-01	36	PMH4M2TRA	212941

SAFT America, Inc. (226) 247-2331
 www.saftbattery.com TABLE OF CONTENTS **T-130-VZW** REV 27
 E 08

BATTERY SPECIFICATIONS:

- BATTERY MANUFACTURER: SAFT AMERICA, INC.
711 CE HARKIN INDUSTRIAL BLVD
VALDOSTA, GA 31601
(800) 308-8041
- ADDRESS:
- PHONE:
- BATTERY TYPE: SAFT TLX180 (80-94684-02)
- BATTERY MEDIA: 333.1 LBS. PER STRING (3) BATTERIES
- ELECTROLYTE QUANTITY: 8.09 GALLONS PER STRING
- BATTERY QUANTITY: 24 MAXIMUM
- TOTAL HEIGHT: (3) STRINGS X 333.1 LBS = 999.3 LBS
- ELECTROLYTE QTY: 5 STRINGS X 8.09 GALLONS = 24.27 GAL

NOTE: TOTAL BATTERY ELECTROLYTE STORED ON SITE: 24.27 GAL

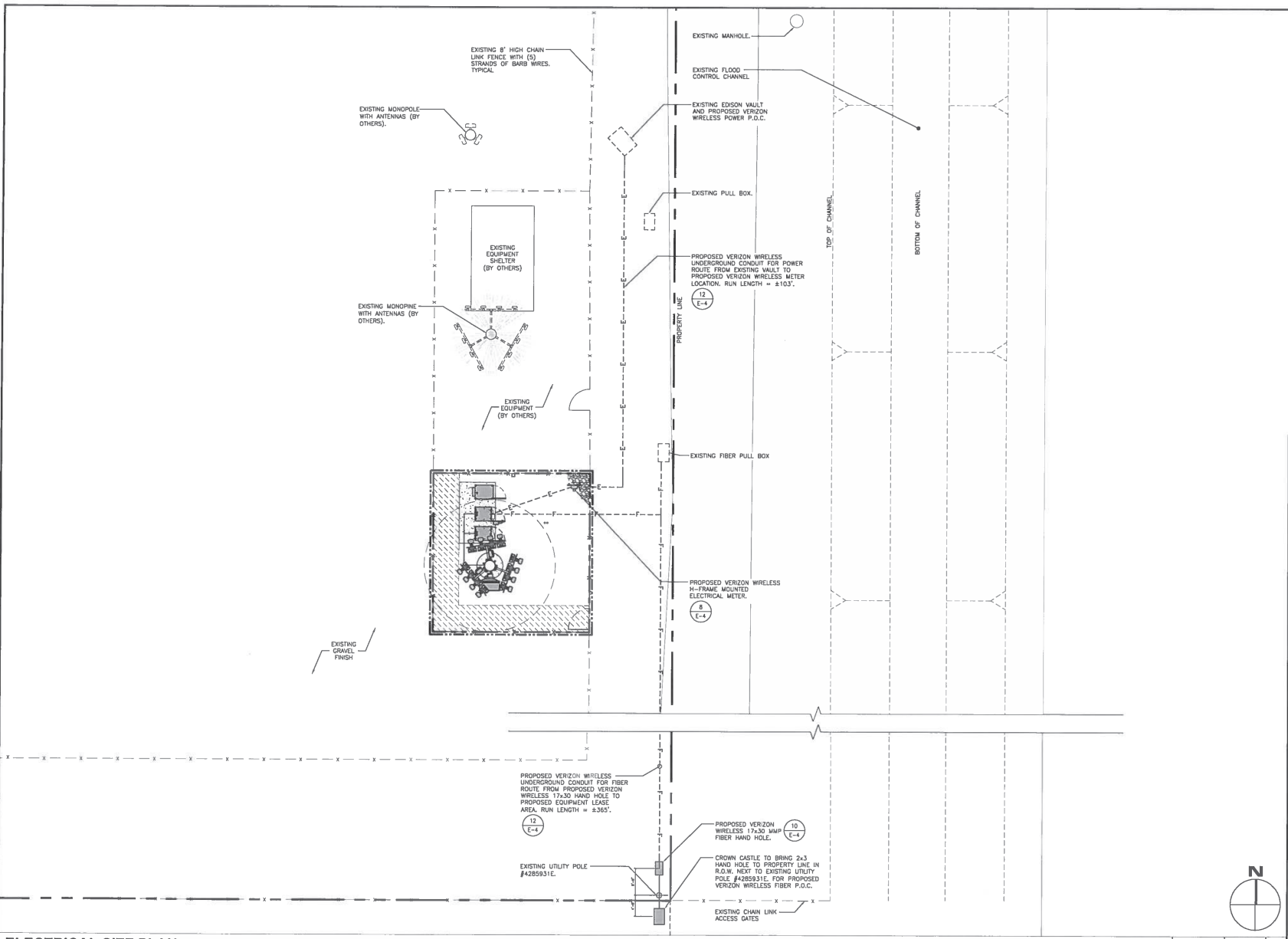
2013 CFC: 608.1 SCOPE: STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, NICKEL CADMIUM (Ni-Cd) AND VALVE-REGULATED LEAD-ACID (VRLA), OR MORE THAN 1,000 POUNDS (454 KG) FOR LITHIUM-ION AND LITHIUM METAL POLYMER. USED FOR FACILITY STANDBY POWER, EMERGENCY POWER OR UNINTERRUPTIBLE POWER SUPPLIES SHALL COMPLY WITH THIS SECTION (2013 CFC 608) AND TABLE 608.1.

THE REQUIRED PROTECTION FOR EACH TYPE OF BATTERY SHALL COMPLY WITH TABLE 608.1 OF THE 2013 CFC.
 AN APPROVED, AUTOMATIC SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CFC SECTION 608.9 IN ROOMS CONTAINING STATIONARY BATTERY SYSTEMS.

BATTERY SPECIFICATIONS

SCALE: 2
 N.T.S.

Packet Pg



ELECTRICAL SITE PLAN



REV	DATE	DESCRIPTION	BY
7	06/19/15	90% REDESIGN	SB
8	09/21/15	100% ZONING	JY
9	12/01/15	90% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	03/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY



PROPRIETARY INFORMATION
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verizon
 15905 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

02/08/2016
 DATE

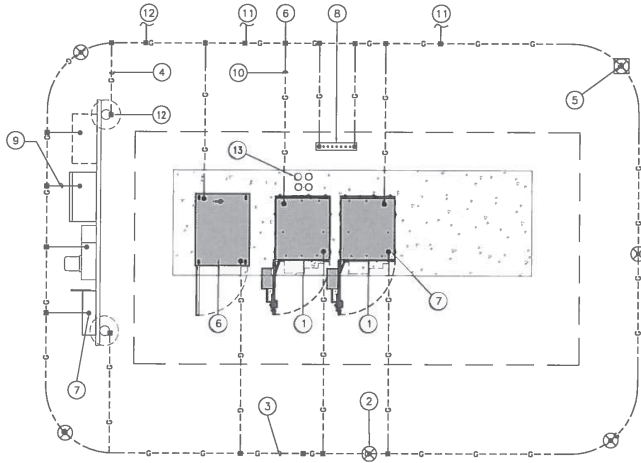
GOGH
 15091 KITCHING STREET
 MORENO VALLEY, CA 92551

SHEET TITLE:
 ELECTRICAL
 SITE PLAN

E-2
 PA15-0005 P15-092

NOTES:

- 1 NEW EQUIPMENT CABINETS.
- 2 5/8" x 10" COPPER CLAD GROUND RODS SPACED 10' O.C., 30" BELOW GRADE, OR 6" BELOW THE FROST LINE (WHICHEVER IS GREATER).
- 3
- 4 #2/0 AWC, SOLID, BARE, COPPER EQUIPMENT GROUND RING 24" FROM EQUIPMENT FOUNDATION & 30" BELOW GRADE OR 6" BELOW THE FROST LINE (WHICHEVER IS GREATER).
- 5 #2/0 AWC, SOLID, BARE, COPPER GROUND CONDUCTOR CONNECTED TO GROUND RING (TYP.) BOND ALL METAL OBJECTS OR STRUCTURES WITHIN 5'-0" GROUND TEST WELL.
- 6
- 6 NEW GENERATOR (IF REQUIRED).
- 7 MECHANICAL CONNECTION, TYP.
- 8 MASTER GROUND BUSS BAR 24"x4"x1/4" T
- 9
- 9 GROUND UTILITY CABINETS WITH #6 INSULATED SOLID GROUND WIRE IN PVC CONDUIT (TYP.)
- 10 GROUND EQUIPMENT CABINETS PER MANUFACTURER'S SPECIFICATIONS - TWO CONNECTIONS BIRECTIONALLY CONNECTED TO THE BURIED RING VIA #12 AWC SOLID, BARE TINNED COPPER WIRE
- 11 CONNECT EQUIPMENT GROUND RING TO TOWER GROUND RING WITH #2/0 AWC, SOLID, BARE, COPPER CONDUCTOR IN TWO PLACES (MIN.)
- 12 CONNECT TO BOLLARDS, METAL GATES, FENCE POSTS ETC. WITH EXOTHERMIC/CADWELD CONNECTION (TYP.)
- 13 NEW CABLE CONDUIT STUB-UPS



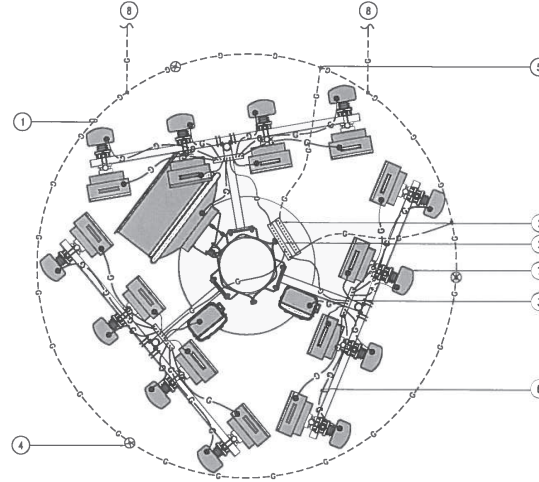
GENERAL NOTES:
 1. THIS PLAN PROVIDES A DIAGRAMMATIC REPRESENTATION OF THE EQUIPMENT GROUNDING. SEE ARCHITECTURAL SHEETS FOR EQUIPMENT LOCATION & LAYOUT.
 2. SEE GROUNDING NOTES FOR ADDITIONAL INFORMATION.
 3. GROUND RING AND EQUIPMENT MUST BE LOCATED IN LEASE AREA UNLESS NOTED OTHERWISE.
 4. SEE THIS SHEET FOR ADDITIONAL GROUNDING DETAILS.

EQUIPMENT GROUNDING SCHEMATIC

SCALE: 1
N.T.S.

NOTES:

- 1 #2/0 AWC, SOLID, BARE, COPPER TOWER GROUND RING 36" FROM FOUNDATION & 30" BELOW GRADE OR 6" BELOW THE FROST LINE (WHICHEVER IS GREATER).
- 2 GROUND BAR MOUNTED ON TOP AND BOTTOM OF ANTENNA POLE, 16"x4"x1/4" T, TYPICAL.
- 3 ANTENNA GROUND BAR, 16"x4"x1/4" T.
- 4 5/8" DIA. x 10' LONG COPPER CLAD HIGH-STRENGTH STEEL GROUND RODS (TYP.) MIN (2) PER TOWER RING, (1) PER TOWER LEG WITH MINIMAL SEPARATION 2X RODS LENGTH (20'). IN CONFLICT, TOWER RING ROD REMAINS AS PRIORITY.
- 5 ALL EARTH BONDS SHALL BE EXOTHERMIC CADWELD CONNECTIONS (BOND ALL METAL OBJECTS OR STRUCTURE WITHIN 5') TYP.
- 6 #6 THIN GROUND CONDUCTORS TO ANTENNAS.
- 7 PANEL ANTENNAS, QUANTITY AND AZIMUTH PER PLAN
- 8 CONNECT TOWER GROUND RING TO EQUIPMENT GROUND RING WITH #2/0 AWC, SOLID, BARE, COPPER CONDUCTOR IN TWO PLACES (MIN.)

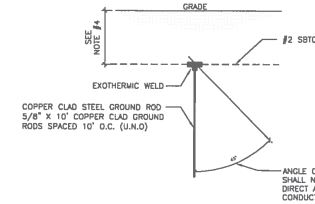


TOWER GROUNDING SCHEMATIC

SCALE: 2
N.T.S.

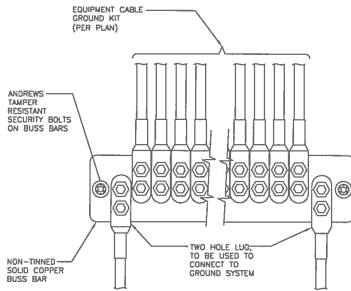
NOTES:

- 1. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.
- 2. COORDINATE UTILITY, LOCATE BEFORE DIGGING.
- 3. CONDUIT TRENCHING DEPTHS AT 36" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
- 4. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
- 5. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER TEST



GROUND ROD DETAIL

SCALE: 3
N.T.S.



NOTE:
 1. CONTRACTOR TO UTILIZE COPR-SHIELD (THOMAS & BETTS) OR EQUIVALENT ON ALL LUG CONNECTIONS
 2. SIZE GROUND BUSS BAR AS REQUIRED FOR SITE CONDITION

GROUND BUSS BAR

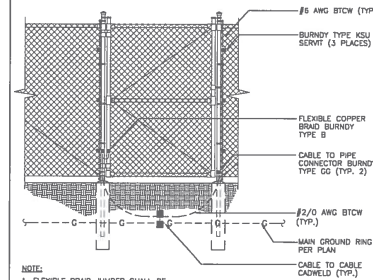
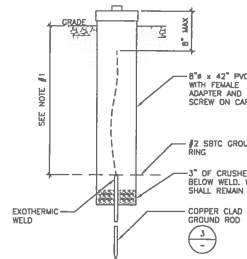
SCALE: 4
N.T.S.

NOTES:

- 1. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.

TEST WELL

SCALE: 5
N.T.S.



NOTE:
 1. FLEXIBLE BRAD JUMPER SHALL BE MOUNTED SO THAT IT WILL NOT BE SUBJECTED TO DAMAGING STRAIN WHEN GATE IS FULLY OPEN IN EITHER DIRECTION.
 2. #2/0 AWC BTWC AND ONE END OF THE FLEXIBLE BRAD JUMPER (BURNDY TYPE B) IS JOINED TO THE FENCE POST WITH A (BURNDY TYPE GG) GROUND CONNECTION. THE OTHER END OF THE JUMPER IS CONNECTED TO THE GATE WITH A (BURNDY TYPE GG) CONNECTOR, TYPICAL 2 PLACES.

GATE GROUNDING

SCALE: 6
N.T.S.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	06/10/15	90% REDESIGN	SB
6	09/21/15	100% ZONING	JY
5	12/01/15	90% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REDESIGN	JY
14	02/25/16	100% CONSTRUCTION	JY



PROPRIETARY INFORMATION
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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

02/08/2016
DATE

GOGH
 15091 KITCHING STREET
 MORENO VALLEY, CA 92551

SHEET TITLE:
 EQUIPMENT AND ANTENNA
 GROUNDING PLANS &
 ELECTRICAL DETAILS

E-3
 PA15-0005 P15-092

NOT USED

SCALE: 1
N.T.S.

NOT USED

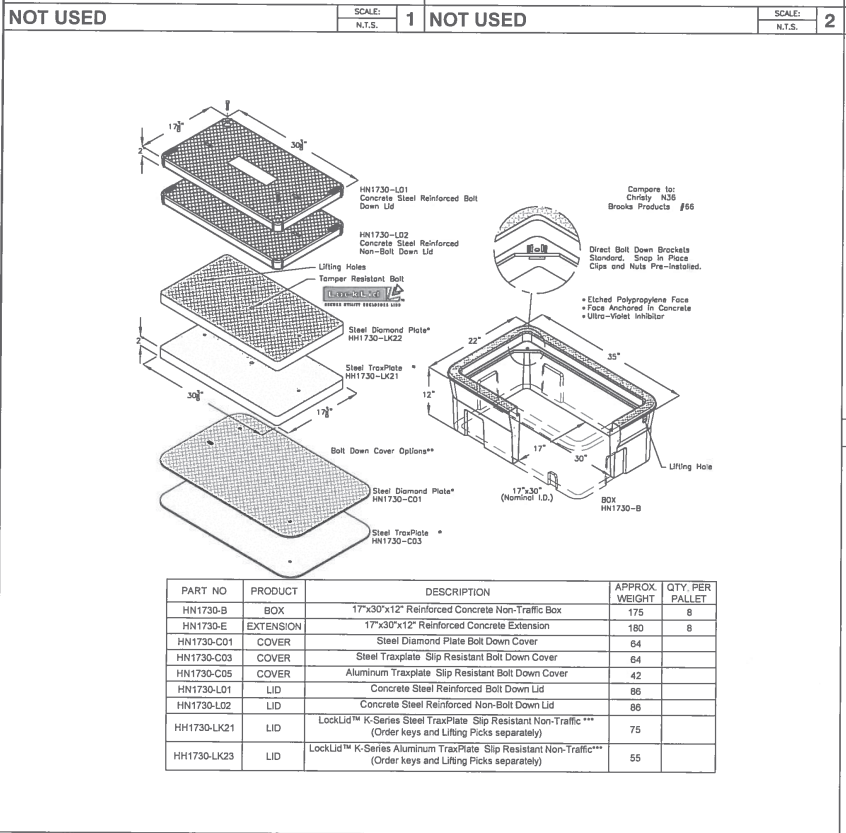
SCALE: 2
N.T.S.

NOT USED

SCALE: 3
N.T.S.

NOT USED

SCALE: 4
N.T.S.



17" x 30" PULL BOX DETAIL

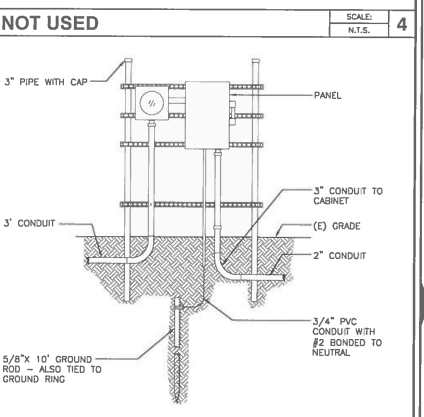
SCALE: 10
N.T.S.

NOT USED

SCALE: 7
N.T.S.

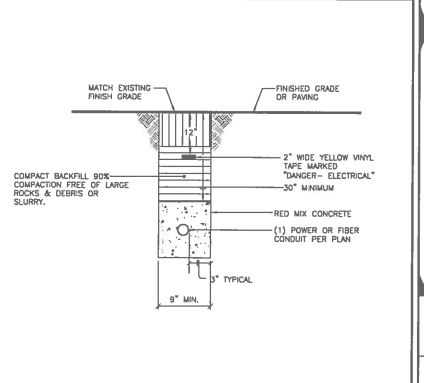
NOT USED

SCALE: 11
N.T.S.



H-FRAME CONFIGURATION

SCALE: 8
N.T.S.



SINGLE CONDUIT TRENCH

SCALE: 12
N.T.S.

REV	DATE	DESCRIPTION	BY
7	06/10/15	90% REDESIGN	SB
8	09/21/15	100% ZONING	JY
9	12/01/15	90% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY

NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD LANE, FOWLER, CA 95028
PHONE: 925-716-8881 FAX: 925-716-8882

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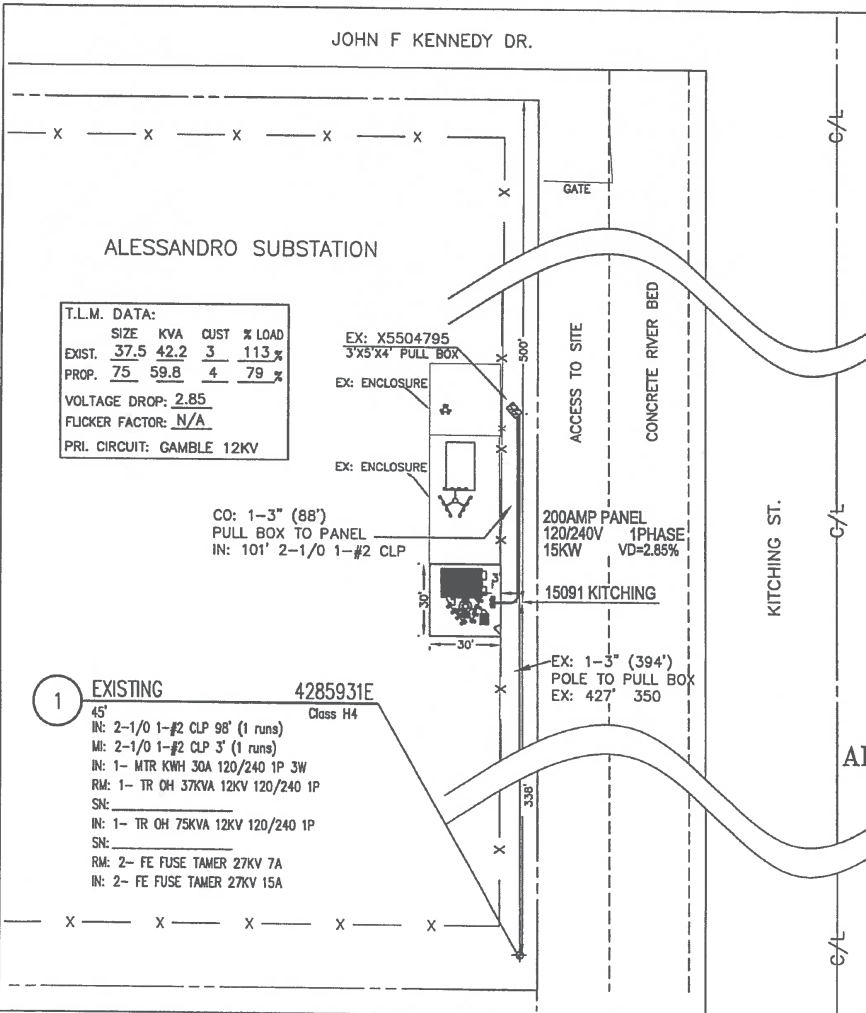
verizon
15805 SAND CANYON AVENUE, D1
IRVINE, CA 92618

02/08/2016
DATE

GOGH
15091 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE:
ELECTRICAL
DETAILS

E-4
PA15-0005 P15-092



T.L.M. DATA:

SIZE	KVA	CUST	% LOAD	
EXIST.	37.5	42.2	3	113%
PROP.	75	59.8	4	79%

VOLTAGE DROP: 2.85
FLICKER FACTOR: N/A
PRI. CIRCUIT: GAMBLE 12KV

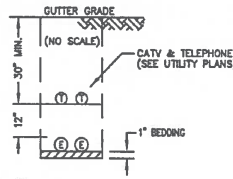
CREW TO UPGRADE 37.5KVA TO 75KVA TRANSFORMER & INSTALL 15AMP FUSES AT POLE 4285931E
PULL IN 1/0 SERVICE FROM 3'x5' TO PANEL, SET 900 MTR MAKE ALL CABLE CONNECTIONS.
TRUCK ACCESS THRU GATE ON JOHN F KENNEDY DR. YALE LOCK ON GATE

JOB TO BE WORKED WITH TD1002688

PROJECT REQUIREMENTS

EDISON EASEMENT REQUIRED	<input type="checkbox"/>
PWRD 88 REQUIRED	<input checked="" type="checkbox"/>
PERMIT REQUIRED	<input type="checkbox"/>
PERMIT TYPE:	
OUTAGE REQUIRED	<input checked="" type="checkbox"/>
TRAFFIC CONTROL REQUIRED	<input type="checkbox"/>
PEDESTRIAN TRAFFIC CONTROL REQ'D	<input type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input type="checkbox"/>

TYPICAL CONDUIT SECTION
JOINT WITH CATV & TELE
SEE UGS CD 120



UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

EDISON CARRIER SOLUTIONS
CONTACTED ON 4/17/15

D52 Rev: 1/09/12

TIE-IN MADE THROUGH SIDE WALL OF STRUCTURE
(Vault, Manhole, PME, SOE/CST, BURD, Slab Box, Pull Box, PMH)
The customer is responsible to branch to the structure entrance point and bring the conduit to within 5' of the structure being entered. The customer is to provide slip coupling and conduit.

FINAL DESIGN
APPROVED FOR CONSTRUCTION



SCALE: 1" = 40'

DISTRICT 77 - MENIFEE	PROJ. MGR. DUKE, RICHARD A PHONE 714-325-0973	PLANNER CLUBB, CHRISTOPHER R DESIGNER PHONE 951-249-8435
PROJECT NO. 1052758	SERVICE REQUEST 1974511	ASSOC DESIGN
CIRCUIT / VOLTAGE GAMBLE 12KV	USER NO. 7500963	PRODUCT-1 999775-NEW METER & SERVICE
SUB / PG NO. ALESSANDRO A1	THOMAS GUIDE 717 H7	PRODUCT-2 1002688-POLE LOADING OH IR REPL
INVENTORY MAP 63217055	J.P.A. NO.	ASSOC DESIGN 699672
		ASSOC DESIGN
		PROPOSED CONSTRUCTION (LOCATION) VERIZON SITE "GOGH" 15091 KITCHING ST MORENO VALLEY, CA 92551
F	5/6/15	CLUBB
TYPE	DATE	APPROVED BY
		CHECKED BY
		DRAWN BY
		PAX #
Southern California Edison Company		SHEET 1 OF 2
		DESIGN/DRWG NO. 697162_0.01

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	06/10/15	90% REDESIGN	SB
8	09/21/15	100% ZONING	JY
9	12/1/15	90% CONSTRUCTION	JY
10	12/16/15	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	02/19/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY



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02/08/2016
DATE

GOGH

15091 KITCHING STREET
MORENO VALLEY, CA 92551

SHEET TITLE:
FINAL UTILITY
DESIGN SHEET

E-5
PA15-0005 P15-092

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
7	06/11/15	90% REDESIGN	SB
8	08/21/15	100% ZONING	JY
9	12/21/15	90% CONSTRUCTION	JY
10	10/16/16	PLANNING COMMENTS	JY
11	01/22/16	100% CONSTRUCTION	JY
12	02/09/16	PLANNING COMMENTS	NT
13	02/18/16	UTILITY REVISION	JY
14	02/25/16	100% CONSTRUCTION	JY



PROPRIETARY INFORMATION
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 DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
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 TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

02/08/2016
 DATE

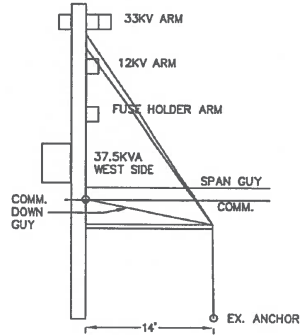
GOGH

15091 KITCHING STREET
 MORENO VALLEY, CA 92551

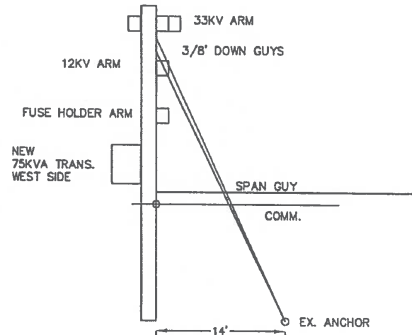
SHEET TITLE
**FINAL UTILITY
 DESIGN SHEET**

E-6
 PA15-0005 P15-092

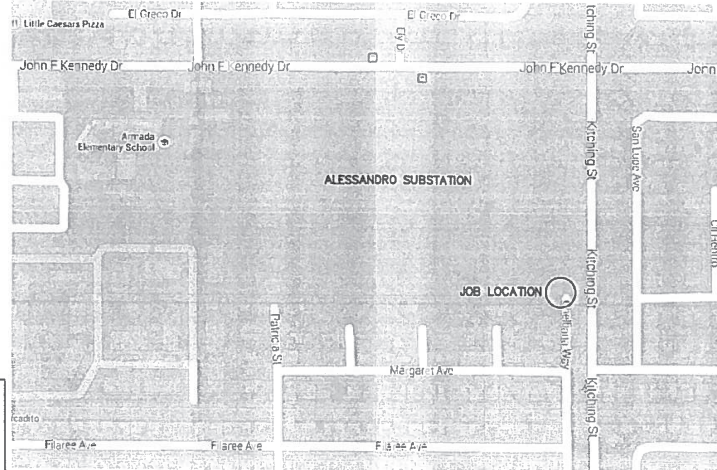
EXISTING



PURPOSED

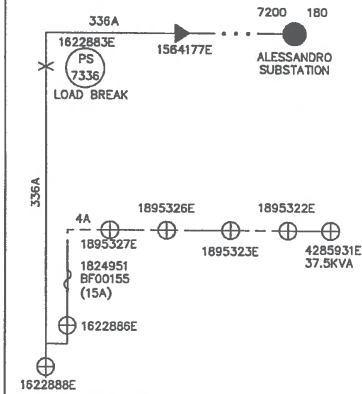


VICINITY MAP



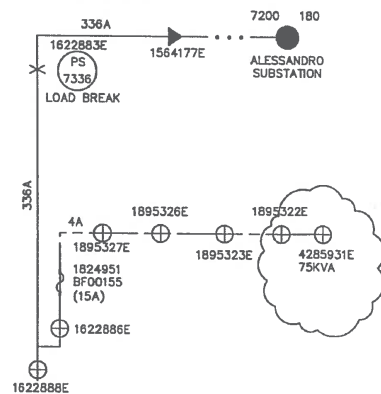
Existing Single Line

Circuit: GAMBLE 12KV
 Sub: ALESSANDRO



Proposed Single Line

Circuit: GAMBLE 12KV
 Sub: ALESSANDRO



NOT TO SCALE
FINAL DESIGN
 APPROVED FOR CONSTRUCTION

DISTRICT 77 - MENIFEE	PROJ. MGR. DUKE, RICHARD A PHONE 714-325-0973	PLANNER CLUBB, CHRISTOPHER R PHONE 951-249-8435	DESIGNER
PROJECT NO. 1052758	SERVICE REQUEST 1974611	TIER NO. 750096.3	PRODUCT-1 999775-NEW METER & SERVICE
CIRCUIT / VOLTAGE GAMBLE 12KV		THOMAS GUIDE 717 H7	PRODUCT-2 1002688-POLE LOADING OH IR REPL
SUB / PG NO. ALESSANDRO A1		CIRCUIT CODE	PRODUCT-3
INVENTORY MAP 63217055	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION) VERIZON SITE "GOGH" 15091 KITCHING ST MORENO VALLEY, CA 92551	
F 4/28/15	DATE	C.CLUBB 19435	DESIGN/DRWG NO. 697162_0.01
TYPE		APPROVED BY	CHECKED BY
Southern California Edison Company		DESIGN/DRWG NO. 2 of 2	697162_0.01



EXISTING

PROPOSED: Install (12) antennas, (12) RRUs on a 69 ft monopine



Proposed monopine

Attachment: PC PhotoSims (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)



EXISTING

PROPOSED: Install (12) antennas, (12) RRUs on a 69 ft monopine

Proposed monopine

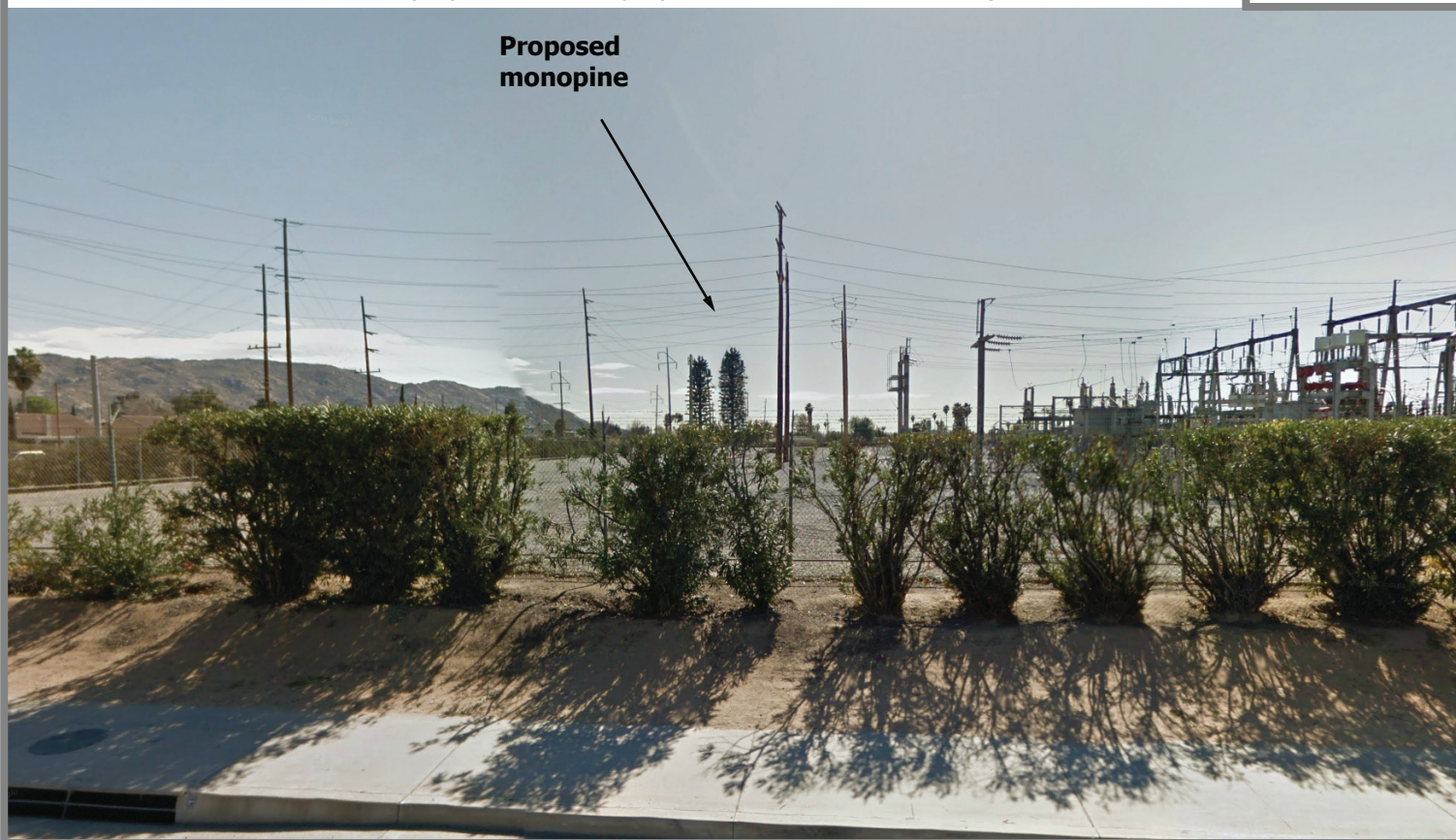


Attachment: PC PhotoSims (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)



EXISTING

PROPOSED: Install (12) antennas, (12) RRUs on a 69 ft monopine



Proposed monopine

Attachment: PC PhotoSims (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)



VIEWS

Attachment: PC PhotoSims (2079 : PA15-0005 Conditional Use Permit and P15-092 Variance)