

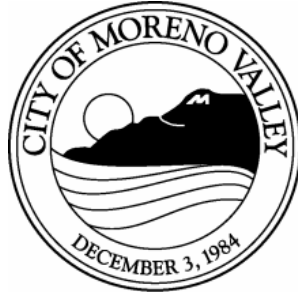
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**PLANNING COMMISSIONERS**

JEFFREY BARNES  
Chair

PATRICIA KORZEC  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY SIMS  
Commissioner

BRIAN LOWELL  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, November 9, 2017 at 7:00 PM  
City Hall Council Chamber – 14177 Frederick Street

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

Approval of PC Agenda for November 9, 2017

#### APPROVAL OF MINUTES

None

#### 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.*

#### 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.*

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*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.*

## **NON-PUBLIC HEARING ITEMS**

### **PUBLIC HEARING ITEMS**

1. Case: PEN17- 0164
- Applicant: Westcore II Newhope, LLC
- Owner: Westcore II Newhope, LLC
- Representative: Nick Markos, Westcore
- Location: 22705 Newhope St
- Case Planner: Claudia Manrique/Chris Ormsby
- Council District: 1
- Proposal: Modification to Plot Plan approval to revise the exterior colors of an existing warehouse building

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-37, and thereby:

1. **RECOGNIZE** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities.; and
2. **APPROVE** PEN17-0164 subject to the attached Conditions of Approval included as Exhibit A.

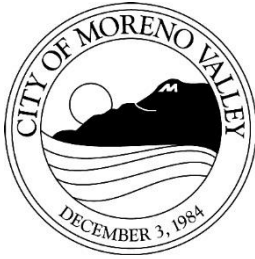
### **OTHER COMMISSION BUSINESS**

### **STAFF COMMENTS**

### **PLANNING COMMISSIONER COMMENTS**

### **ADJOURNMENT**

NEXT MEETING: Planning Commission Regular Meeting, December 14, 2017 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: November 9, 2017

#### MODIFICATION TO PLOT PLAN APPROVAL TO REVISE THE EXTERIOR COLORS OF AN EXISTING WAREHOUSE BUILDING

Case: PEN17- 0164

Applicant: Westcore II Newhope, LLC

Owner: Westcore II Newhope, LLC

Representative: Nick Markos, Westcore

Location: 22705 Newhope St

Case Planner: Claudia Manrique/Chris Ormsby

Council District: 1

#### **SUMMARY**

The proposal is the modification to an existing Plot Plan approval to revise the exterior colors of an existing 366,698 square foot warehouse building (PA13-0030) at the southeast corner of Elsworth Street & New Hope Street. Staff is bringing this forward to the Planning Commission for review of the color scheme to confirm the proposed color scheme is compatible with the surrounding area.

#### **PROJECT DESCRIPTION**

##### **Project**

The applicant, Westcore II Newhope LLC, bought the existing warehouse building in August 2017 and has initiated a repainting of the building so that it is consistent with Westcore's corporate color scheme of cool gray and blue (Attachment 1). The repainting of the building was stopped at the request of the City in consideration of the

prior project approvals which included a change of zone and approval of a plot plan that were acted on with prior public hearings before the Planning Commission and City Council. The current building color scheme uses neutral earth tone colors similar to the one used by the medical office complex and commercial center across New Hope Street to the north (Attachment 2). As part of the original project approvals for the change of zone and plot plan, colored elevations that reflected the current color scheme were presented to both the Planning Commission and the City Council and are presumed to have been an integral consideration for approval of the project. However, it is noted that the color scheme was not included as a specific condition of approval or mitigation measures for the project.

The applicant has stated that they have had good leasing success with the proposed corporate color palette and feel repainting the building will increase their likelihood of finding a potential tenant in this highly competitive industrial market. The applicant began painting the building with the new color scheme in the last few weeks. Since a portion of the building is already painted, there is an opportunity to see the new color scheme on a portion of the building for comparison with the existing color scheme. Attachments 3,4 and 5 included in this report is recent photographs of the building that allow the Commission to see the side by side comparison as well as photographs of the surrounding developments for contextual reference.

The existing building is located at a transition area between a mix of existing commercial buildings and industrial buildings. The aesthetic or visual impression of the building is different if you approach the building from Alessandro Boulevard as compared to approaching the building from Cactus Avenue. The smaller warehouse buildings along Veterans Way from the Cactus Avenue approach and on the south side of the subject building are predominately painted with gray and off-white palettes and are compatible with the proposed color palette for this building. However, it is noted that the subject building is significantly larger than any of the surrounding buildings. The buildings to the north of New Hope, which include offices, retail, and a recently completed banquet hall, have much more earth tone finishes of browns and tans, and mix in stone veneer as a common design element. The existing brown, beige and off-white color scheme of the subject building is directly compatible with these developments to the north.

The General Plan includes several policies that address compatibility. General Plan Policy 2.10.1 states “Encourage a design theme for each new development that is compatible with surrounding existing and planned developments.” The Municipal Code includes several provisions with regard to compatibility. Section 9.16.110 refers back to the General Plan and states that “The Moreno Valley General Plan stresses variety in building design and compatibility with surrounding and planned land uses.” In 9.16.010, the Municipal Code states that “Compatibility with surrounding development is emphasized to achieve a unified and sensitive appearance, but variety and distinctiveness in design and architectural styles are encouraged.” Given the size of this building and potential visual impact it can have because of that size, coupled with consideration of its location being at an important transition zone, consideration and

concurrence from the Planning Commission on the proposed color change is being requested.

The only proposed modification to the building is the change in the exterior colors.

### **ENVIRONMENTAL**

The City reviewed the project's potential environmental impacts under California Environmental Quality Act (CEQA) and determined that the proposal is exempt pursuant to Section 15301 (Class 1 – Existing Facilities).

### **NOTIFICATION**

The public hearing notice for this project was published in the local newspaper on October 31, 2017. Public notice was sent to all property owners of record within 300 feet of the project site on October 30, 2017 (Attachment 6 and 7). The public hearing notice for this project was also posted on the project site on October 31, 2017.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-37, and thereby:

1. **RECOGNIZE** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities.; and
2. **APPROVE** PEN17-0164 subject to the attached Conditions of Approval included as Exhibit A.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-37, and thereby:

1. **RECOGNIZE** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities.; and
2. **APPROVE** PEN17-0164 subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:  
Claudia Manrique  
Associate Planner

Approved by:  
Allen Brock  
Community Development Director

**ATTACHMENTS**

1. Proposed Color Scheme
2. Existing Color Scheme
3. New and existing color schemes comparison
4. Neighboring Buildings to the South
5. Surrounding Developments
6. Public Hearing Notice
7. 300 foot Buffer Map for Mailing Notices
8. Resolution 2017-37
9. Exhibit A - Final Conditions of Approval
10. Exhibit B - Color Scheme

# Newhope

Scheme 1



Denise Matheny  
760-636-3438  
denise.k.matheny@sherwin.com



**SHERWIN-WILLIAMS.**

SW DET 617  
Winter Morn

Body



SW DET 612  
Stieglitz Silver

Accent



SW 6538  
Dignified

Accent

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. The Cover The Earth logo and the Sherwin Williams logo are trademarks owned or licensed by The Sherwin-Williams Company © 2011 The Sherwin-Williams Company. Created by OCD Ontario Color Design 10-25-17.

Attachment: Proposed Color Scheme [Revision 3] (2864 : Modification to Plot Plan approval to revise the

# Existing Color Scheme (Approved under PA13-0030)



Attachment: Existing Color Scheme (2864 : Modification to Plot Plan approval to revise the exterior colors of an existing 366.698



# New color scheme on part of the building with the existing color scheme

(photos taken 11/2/17)



North Elevation – looking towards Elsworth St



Looking from the southwest from Alessandro Blvd

Attachment: New and existing color schemes comparison (2864 : Modification to Plot Plan approval to revise the exterior colors

# Existing buildings to the south with new paint schemes

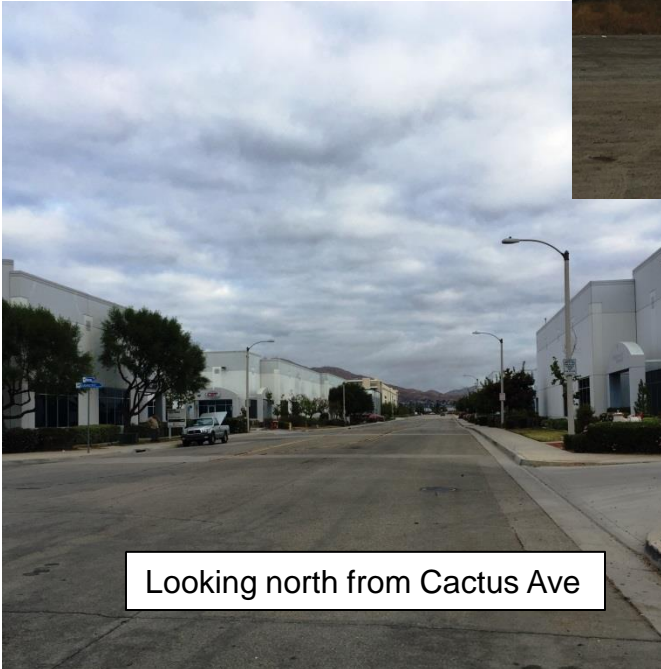


Attachment: Neighboring Buildings to the South (2864 : Modification to Plot Plan approval to revise the exterior colors of an

# Photographs of the surrounding developments



Looking south from Alessandro Blvd – Civic Center

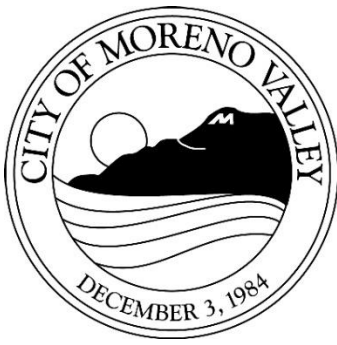


Looking north from Cactus Ave



Looking east from Vet

Attachment: Surrounding Developments (2864 : Modification to Plot Plan approval to revise the exterior colors of an existing



# 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:** PEN17-0164

**APPLICANT:** Westcore II Newhope, LLC

**OWNER:** Westcore II Newhope, LLC

**REPRESENTATIVE:** Nick Markos, Westcore

**LOCATION:** 22705 Newhope St

**PROPOSAL:** Modification to Plot Plan approval to revise the exterior colors of an existing 366,698 square foot warehouse building (PA13-0030) at the southeast corner Elsworth Street & Newhope Street.

**ENVIRONMENTAL DETERMINATION:** The City reviewed the project's potential environmental impacts under California Environmental Quality Act (CEQA) and determined that the proposal is exempt pursuant to Section 15301 (Class 1 – Existing Facilities).

**COUNCIL DISTRICT:** 1

**STAFF RECOMMENDATION:** Approval

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 through Thursday and Fridays from 7:30 a.m. to 4:30 p.m.), 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.



**LOCATION** N ↑

## PLANNING COMMISSION HEARING

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

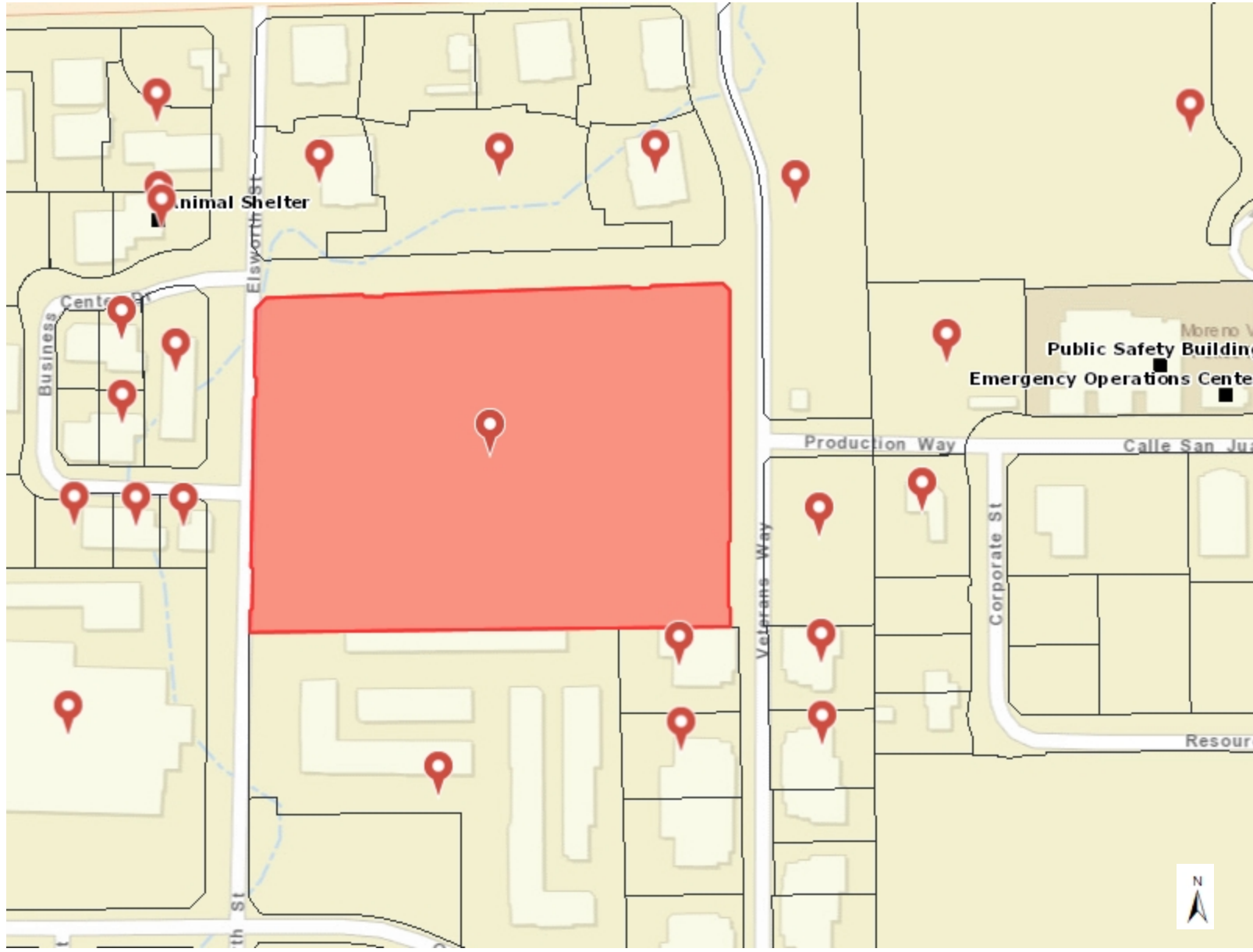
**DATE AND TIME:** November 9, 2017 at 7 PM

**CONTACT PLANNER(S):** Claudia Manrique/  
Chris Ormsby

**PHONE:** (951) 413-3225/3229

*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.*

# Parcels within 300' of Project



### Legend

- Public Facilities
  - Public Facilities
  - ★ Fire Stations
- Parcels

### Notes

631.0 0 315.48 631.0 Feet

*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: 300 foot Buffer Map for Mailing Notices (2864 : Modification to Plot Plan approval to revise

**PLANNING COMMISSION RESOLUTION NO. 2017-37**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PEN17-0164, MODIFICATION TO PLOT PLAN APPROVAL REVISING THE EXTERIOR COLORS OF AN EXISTING WAREHOUSE BUILDING AT 22705 NEWHOPE STREET (APN: 297-140-056)

**WHEREAS**, Westcore II Newhope, LLC has filed an application for the approval of PEN17-0164, Modification to Plot Plan approval to revise the exterior colors of an existing warehouse building as described in the title of this Resolution; and

**WHEREAS**, the application has 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 November 9, 2017; and

**WHEREAS**, on November 9, 2017, the Planning Commission of the City of Moreno Valley conducted a public hearing to consider the application; and

**WHEREAS**, on November 9, 2017, the Planning Commission of the City of Moreno Valley made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities;

**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 November 9, 2017, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

**FACT:** The General Plan encourages a mix of industrial uses to provide a diversified economic base and ample employment opportunities. General Plan Objective 2.10 ensures that all development within the City of Moreno Valley is of high quality, yields a pleasant living and working environment for existing and future residents, and attracts business as the result of consistent exemplary design.

General Plan Policy 2.10.1 encourages “a design theme for each new development that is compatible with surrounding and planned developments.” The business park buildings to the immediate south of the proposal are painted in gray tones similar to the proposal. Although the proposal is compatible with the development to the south, the color scheme is in contrast to the earth tone color scheme used for the business park/office buildings located on the north side of Newhope Street.

The exterior elevations of the building included architectural treatments to enhance their appearance. Although the new color palette is a change in direction from the approved palette, the proposed placement of the colors on the building will be compatible with the architectural treatment of the building. It will also allow for re-painting using the corporate colors of Westcore Properties, the current owner of the property.

The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

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

**FACT:** As designed and conditioned, the proposed use complies with all the applicable Municipal Code provisions, including regulations governing the establishment of light industrial projects under Section 9.05.040 (Industrial site development standards) of the Municipal Code.

There are no proposed changes to the site itself. The only proposed change is the exterior paint color scheme, from earth tones to a cool grey color palette.

Section 9.16.110 of the Municipal Code states that “Compatibility with surrounding development is emphasized to achieve a unified and sensitive appearance, but variety and distinctiveness in design and architectural types are encouraged.” For the proposal, the color scheme will provide a unified appearance based on the architectural design of the existing building. The color scheme will provide for distinctiveness from the color scheme northerly of Newhope Street by giving the building a more contemporary appearance.

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:** Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines. After review, staff determined that the project qualifies for an exemption under the provisions of the CEQA as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 (Existing Facilities) as the proposed change is limited to the exterior color of an existing warehouse building.

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 project site is located in a portion of the City of Moreno Valley that includes offices, warehousing, business park, light industrial, and commercial uses. Surrounding land uses in the vicinity of the proposal are developed for medical office facilities north of New Hope Street (zoned as BP). Property south of the subject site includes automotive repair (zoned as BP) and light warehouse buildings (zoned as LI). Properties to the east beyond Veterans Way include vacant lands and the City of Moreno Valley Police Department (zoned as BP). Properties to the west of the subject site are a mixture of automotive repair, manufacturing facilities, and commercial type land uses (zoned as BP). The visual character of the site’s surroundings is primarily commercial/office, business park, and light industrial.

The proposed change to the existing industrial warehouse is limited to the exterior color scheme. There are no proposed changes to the architectural design of the building. As conditioned, the updated color palette will make the building appear more contemporary in design and compatible with the existing uses to the south.



**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2017-37 and thereby:

1. **CERTIFY** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for In-Fill Development; and
2. **APPROVE** PEN17-0164 based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A and proposed color scheme included as Exhibit B of the resolution.

**APPROVED** on this 9th day of November, 2017.

AYES:  
NOES:  
ABSTAIN:

\_\_\_\_\_  
Jeffrey Barnes  
Chair, Planning Commission

ATTEST:

\_\_\_\_\_  
Richard J. Sandzimier, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Attached: Conditions of Approval

Attachment: Resolution 2017-37 [Revision 2] (2864 : Modification to Plot Plan approval to revise the exterior colors of an existing 366,698

**CONDITIONS OF APPROVAL**

Plot Plan (PEN17-0164)

Page 1

CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
Plot Plan (PEN17-0164)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT****Planning Division**

1. Replace any missing or damaged landscaping including ground cover, bushes/shrubs, and recharged all planter beds with mulch.
2. This approval does not supersede conditions of approval previously approved for Plot Plan PA13-0030.
3. This approval is for the repainting of the warehouse building located at 22705 Newhope St., Moreno Valley, CA 92553. The building shall be painted with Sherwin-Williams paint in Winter Morn (SW DET 617), Stieglitz Silver (SW DET 612), and Dignified (SW 6538) shown on the approved revised elevations.

# Newhope

Scheme 1



Denise Matheny  
760-636-3438  
denise.k.matheny@sherwin.com



SHERWIN-WILLIAMS.

SW DET 617  
Winter Morn

Body



SW DET 612  
Stieglitz Silver

Accent



SW 6538  
Dignified

Accent

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Attachment: Exhibit B - Color Scheme (2864 : Modification to Plot Plan approval to revise the exterior