



PLANNING COMMISSION STAFF REPORT

Case: PA11-0028 (General Plan Amendment)
PA11-0029 (Change of Zone)
PA11-0030 (Change of Zone)

Date:

Applicant: City of Moreno Valley

Representative: City of Moreno Valley

Location: City-Wide

Proposal: The Alessandro Boulevard Corridor
Project – Phase II : Implementation

Recommendation: Approval

SUMMARY

The City of Moreno Valley used grant funds rewarded by SCAG's Compass Blueprint for Phase II of the implementation of the Alessandro Boulevard Corridor Demonstration Project that was completed through SCAG's Compass Blueprint program (The Alessandro Boulevard Corridor Focus Study - Phase I was funded by SCAG's Compass Blueprint program in February 2011). Phase II includes rezoning areas along Alessandro Boulevard to Residential 30 (R30), creation an overlay district to identify areas suited for Multiple Use Districts (MUD1 and MUD2), and *development of street section standards for the Alessandro Boulevard corridor as well as identify nodes along the Alessandro Boulevard corridor suited for these specialized street section standards.*

PROJECT DESCRIPTION

Background

The proposed “Alessandro Boulevard Corridor Implementation Project” is based on the recently completed “Alessandro Boulevard Corridor Demonstration Project” (SCAG sponsored Demonstration Project completed in June 2010) and promotes the Compass Principles by encouraging strategies to integrate transportation and community. The “Alessandro Boulevard Corridor Demonstration Project” (Phase 1) explored opportunities for mixed use transit-oriented development along Alessandro Boulevard, an important regional transportation link for Moreno Valley. The City of Moreno Valley through Phase II has further promoted the use of Alessandro Boulevard as a way to reduce the impacts of transportation on the environment and to provide efficient access to jobs and services.

To assist the City in the implementation of a vision for the Alessandro Boulevard area, Phase II includes:

- Creation an overlay district for the Alessandro Boulevard corridors to identify areas suited for Multiple Use Districts (MUD1 and MUD2);
- Creation of requirements for selecting Multiple Use Districts (MUD1 and MUD2) sites;
- Creation urban design strategies to intensify land uses;
- Rezoning of areas along Alessandro Boulevard to Residential 30 (R30) as identified in the February 2011 General Plan Housing Element Update;
- *Development of street section standards for the Alessandro Boulevard corridor;*
- *Identification of nodes along the Alessandro Boulevard corridor suited for these specialized street section standards;*
- *And amending the General Plan to include new standards.*

Planning staff has been working with RBF Consulting through the second SCAG Compass Blueprint grant to complete the required CEQA documentation (Mitigation Negative Declaration), overlay district design standards and the street section standards.

Site/Corridor

Regionally, the project area is located in the southern portion of the City of Moreno Valley in western Riverside County. Locally, the project area includes an approximately 5.5-mile stretch of Alessandro Boulevard from the Old 215 Frontage Road on the west to Nason Street on the east. The project area has direct access to and from the I-215 Freeway at the Alessandro Boulevard interchange.

Surrounding Area

At 5.5 miles in length, the corridor is the longest of Moreno Valley's five corridors. It serves as an important transportation corridor that connects Interstate 215 and the nearby future planned Metrolink Station at the western end with the Riverside County Regional Medical Center approximately 5.5 miles to the east along Nason Street.

Existing physical conditions on the corridor are typical and characteristic to many suburban corridors – low intensity, automobile-oriented uses such as warehouses, office parks, drive-through restaurants and pharmacies, and multiple strip malls and community-oriented shopping centers. The roadway itself lacks consistent landscaping and an overall positive image. Buildings along the corridor tend to be located behind parking lots. Some new buildings have been built closer to the corridor, but are located behind drainage swales that are visually pleasant but tend to disconnect the building from the environment it its shaping. In some areas, established single-family neighborhoods are north and south of the corridor and present their backyard walls along the corridor. Multiple family apartments and townhomes are located in lesser amounts in the area. Some homes are located directly fronting Alessandro Boulevard, with direct driveway access along the corridor.

PROJECT

Section 1: Residential 30 Rezoning (General Plan Amendment and Change of Zone)

The goal of the “Alessandro Boulevard Corridor Demonstration Project – Phase 1” was to provide opportunities for mixed use transit-oriented development along Alessandro Boulevard. With implementation of the Corridor Project, the City Moreno Valley will be able to provide additional Multiple Family housing in areas near existing or emerging employment centers along Alessandro Boulevard.

The areas noted in the Alessandro Boulevard Corridor Project to be rezoned to Residential 30 (R30) were also identified in the February 2011 General Plan Housing Element Update along with parcels near the northwest corner of Iris Avenue and Perris Boulevard. The Residential 30 (R30) rezoning proposed with the Alessandro Boulevard Corridor Project will allow the City of Moreno Valley to meet its 2008-2014 RHNA numbers.

The Regional Housing Needs Assessment (RHNA) and the R30 Zone Creation

In compliance with State Law, the February 2011 Housing Element Update include text dedicated to documenting the City's compliance with its Regional Housing Needs Assessment(RHNA) allocation. Through the RHNA process, the Southern California Association of Governments (SCAG) projects each city's demand for future housing and allocates new housing units to be planned for in order for each city to meet projected demand. The total number of projected housing units is further divided into income categories to properly address the housing need across various income levels. SCAG requires (and the State approved has approved) that forty percent of the total RHNA allocation is dedicated to producing housing for low and very low income residents.

During the planning period from 2008 through 2014, Moreno Valley's assigned RHNA number was 7,474 units. Please note: the City is not required to build the housing units assigned in the RHNA. However, the City must ensure that it has sufficient, appropriately-zoned residential sites to accommodate the RHNA allocation.

As required by SCAG, the 7,474 units have been further allocated to the four required income categories based on the relationship to the Area Median Income (AMI), which in 2010 is \$65,000 per year for a family of four. In compliance with SCAG's requirement, forty percent of the City's RHNA allocation is dedicated to producing housing for low and very low income residents.

Table 1: City of Moreno Valley, RHNA 2008-2014

Moreno Valley Regional Housing Needs Allocation 2008-2014		
Income Category	Units	Percent
Very Low-Income	1,806	24.2%
Low-Income	1,239	16.6%
Moderate-Income	1,362	18.2%
Above Moderate-Income	3,068	41.0%
Total Construction Need	7,474	100%

Source: Southern California Association of Governments (SCAG) Proposed Final RHAN Plan-
Planning Period January 1, 2006 - June 30, 2014.4.2

State Housing Element Law Article 10.6 of the Government Code Section 65583.2 establishes guidelines under which counties and municipalities undertake the Vacant Land Inventory for Housing Elements. In particular, Section 65583.2(B) prescribes densities that the State deems appropriate to accommodate housing for lower income households. For jurisdictions in metropolitan counties with a local population in excess of 100,000 persons, the State considers a density of thirty (30) units per acre as adequate to accommodate units affordable to low and very low income households.

Consequently, vacant sites zoned at thirty (30) units per acre will automatically be counted as meeting the very low and low income RHNA categories, whether the units are ever built or whether the unit rents are in actuality affordable.

The HCD-approved Housing Element for Moreno Valley proposed to create the R30 zoning designation and then process a General Plan Amendment to apply the R30 zoning to the identified locations. The Residential 30 (R30) rezoning proposed with the Alessandro Boulevard Corridor Project is that General Plan Amendment and allows the City of Moreno Valley to meet its 2008-2014 RHNA numbers.

Citizen Participation and City Council Approval of Residential 30 (R30)

The City of Moreno Valley made a diligent effort to elicit participation from the community in developing its housing element for the planning period of 2008-2014.

In an effort to facilitate public input, staff held three community meetings in October 2007 (Senior Center, Towngate Center and Moreno Valley Ranch Golf Club). The three community meetings had a large number of attendees. Staff also met with fifteen housing advocates and developers who provide housing services to residents in the City of Moreno Valley.

The overwhelming majority of owners with properties located in areas proposed for residential density increases were in support of a possible zone change and resultant increase in density. Owners viewed the proposed density increase as enhancing the value of their properties and allowing them greater flexibility for the future development of their properties. It was also evident that the idea of areas with mixed uses, such as housing, commercial and office uses, appealed to people who voted for increased housing density. People also seemed to want to provide housing in areas near existing or emerging employment centers, such as the area near the regional medical center.

On November 20, 2007 the City Council and Planning Commission held a joint study session to evaluate staff's proposals to increase zoning densities in various areas of the city. The intent of staff's proposals was to plan for the Regional Housing Needs Assessment (RHNA) allocation for the period between 2008 and 2014 and to plan for future population growth and housing needs beyond 2014.

Staff compiled a parcel by parcel inventory of vacant land in the city, providing acreage, zoning, and the number of units that could potentially be developed on each parcel. Based on the inventory, it became evident that the City would fall short of its RHNA requirements in the "Very Low and "Low" income categories, but would exceed its requirements in the "Moderate" and "Above Moderate" income categories.

In an effort to make up the shortfall, and to plan for future growth and housing needs beyond the most recent RHNA, staff presented a proposal to increase residential densities in various areas of the city. The areas chosen were on major streets, near shopping and employment and some were within the redevelopment project area.

On February 22, 2011, the Moreno Valley City Council approved the 2008-2014 Housing Element to the General Plan, in compliance with State law. The Housing Element was certified by the California Department of Housing and Community Development (HCD), and was found to be in full compliance with State housing element law on October 13, 2010.

In order to maintain its compliance with State housing element law, the City of Moreno Valley is in the process of implementing programs set forth in the 2008-2014 Housing Element. Accordingly, amendments to the Moreno Valley General Plan and Moreno Valley Zoning Code are required to increase the City's maximum housing density in certain limited areas of the City. The following objective, policies, and programs are pertinent to the proposed project.

Related Background to the General Plan Amendment

On September 22, 2009, the City Council approved the creation of the Residential 30 (R30) zoning district (PA09-0018 – General Plan Amendment) and the creation of Residential 30 (R30) multiple family development standards (PA08-0099 - Municipal Code Amendment).

The General Plan Amendment added to Section 9.2.2 (Community Development Element Objectives and Policies) of the City of Moreno Valley's General Plan the following definition of Residential 30 (R30):

2.2.11 The primary purpose of areas designated *Residential 30* is to provide a range of high density multi-family housing types in an urban setting. Developments within Residential 30 areas shall also provide amenities, such as common open spaces and recreational facilities. The maximum density shall be 30 dwelling units per acre.

Residential 30 (R30) Sites

The proposed locations for rezoning to Residential 30 (R30) were addressed in the February 2011 General Plan Housing Element Update (2008-2014 Housing Element), including the parcels owned by the City of Moreno Valley's Redevelopment Agency (*what is the correct "agency" now?*) at the corner of Alessandro Boulevard and Day Street (Section 8.4.8 of the Housing Element on page 46). These parcels (Alessandro Boulevard and Day Street) have not been rezoned, unlike what is stated in Table 8-23 on page 46 of the Housing Element.

Propose general plan amendment to R-30 for sites are:

- Area #1 - Alessandro Boulevard and Day Street,
- Area #2 - Alessandro Boulevard & Elsworth Street (referred as "Cal 5" in the Housing)
- Area #3 - Alessandro Boulevard & Morrison Street (referred as "Cal 3" in the Housing Element)
- Area #4 - Perris Boulevard & Iris Avenue (referred as "Cal 4" in the Housing Element).

General Plan Amendment (PA11-0028)

An application for a General Plan Amendment has been submitted in order to change the land use designation for the four R30 areas.

Current Land Use	Proposed Land Use	Acreage
Commercial (C)	Residential 30 (R30)	20.79
Residential/Office (R/O)	Residential 30 (R30)	88.03
Residential 15 (R15)	Residential 30 (R30)	22.31
Residential 5 (R5)	Residential 30 (R30)	15.06
	Total Acreage =	146.19

The Alessandro Boulevard Corridor Project and its proposed General Plan Amendment will meet the requirements of the 2008-2014 Housing Element and is consistent with the General Plan and would not be in conflict with the goals, objectives, policies or programs of the General Plan.

~ Address which Attachment(s) shows GPA

Change of Zone (PA11-0029)

An application for a Change of Zone has also been submitted in order to change the zoning designation for the four R30 areas.

Current Zoning	Proposed Zoning	Acreage
Community Commercial (CC)	Residential 30 (R30)	20.79
Office Commercial (OC)	Residential 30 (R30)	44.36
Residential 15 (R15)	Residential 30 (R30)	65.98
Residential 5 (R5)	Residential 30 (R30)	15.06
	Total Acreage =	146.19

The Alessandro Boulevard Corridor Project and its proposed Change of Zone will meet the requirements of the 2008-2014 Housing Element and is consistent with the General Plan and would not be in conflict with the goals, objectives, policies or programs of the General Plan.

~ Address which Attachment(s) shows CZ

Meeting the RHNA 2008-2014 Numbers

The 146.19 acres rezoned to Residential 30 (R30) could potentially provide up to 4,385 units if fully built out at the density of 30 units per acre. The Housing Element noted that based on historical development patterns, it will be assumed that the majority of sites would be developed at 80% of the maximum residential density, which would be 3,508 units.

Income categories of housing required by the 2008-2014 RHNA total 1,806 of “Very Low” units and 1,239 of “Low” units for a total of 3,045 units. The rezoning of 146.19 acres to Residential 30 (R30) is required in order for the City of Moreno Valley to maintain its compliance with State housing element law.

Section 2: Community Commercial Rezoning (General Plan Amendment and Change of Zone)

The 21.47 acre parcel at the southwest corner of Gentian Avenue and Perris Boulevard (APN: 485-220-041) is proposes to change the General Plan and Zoning designation from Residential 5 (R5) to Community Commercial (CC).

The parcels directly to the west and southwest are part of the request for rezoning to Residential 30 (R30). The parcels directly south are currently zoned Community Commercial and included an approved shopping center (PA06-0123), Home Depot and a Farmer Boys restaurant.

There is no development application associated with the proposed land use change; however, an applicant has indicated interest in a commercial shopping center project. The proposed zoning would permit a similar development. – can we mention the applicant by name/company and when we will expect that application to come in to Planning?

The rezoning of 21.47 acres to commercial uses along Perris Boulevard consistent the goals of the Alessandro Boulevard Corridor Plan though was not an original part of the vision plan. Perris Boulevard is a similar to Alessandro Boulevard as an important regional transportation link for Moreno Valley. Perris Boulevard is ideal to provide a mix of retail and multiple density housing opportunities to promote pedestrian-oriented development. The rezoning to Community Commercial is also consistent with the General Plan and would not be in conflict with the goals, objectives, policies or programs of the General Plan.

~ Address which Attachment(s) shows GPA/CZ to Commercial

Section 3: The Mixed Use Overlay (PA11-0030)

Background

The General Plan currently references and encourages the concept of mixed use development. At this time, only limited specific plan areas within the City (Village at Sunnymead – Specific Plan 204 and the expired Moreno Highlands – Specific Plan 208) are zoned for mixed use development.

General Plan Objective 2.4 states that the City shall “Provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses.”

This portion of the General Plan describes mixed use development in the following sub-sections:

- Objective 2.4.5 – The primary purpose of locations designated Mixed-Use on the Moreno Valley General Plan Land Use map is to provide for the establishment of commercial and office uses and/or residential developments of up to 20 dwelling units per acre. The zoning regulations shall identify the particular uses and type of development permitted on each parcel. Overall development intensity should not exceed a floor area ratio of 1.00.
- Objective 2.4.6 – The primary purpose of areas designated Residential/Office on the Moreno Valley General Plan Land Use map is to provide areas for the establishment of office-based working environments or residential developments of up to 30 dwelling units per acre. The zoning regulations shall identify the particular uses and type of residential development permitted on each parcel of land. Overall development intensity should not exceed a Floor Area Ratio of 1.00.

On April 23, 2010, the City Council approved Municipal Code Amendment (PA07-0005); creating two new mixed use districts (MUD1 and MUD2) to provide opportunities for future development that would achieve the objectives of the City of Moreno Valley’s General Plan.

Planning staff developed the two mixed use zoning districts (MUD1 and MUD2) using the two existing mixed use districts in the Village Specific Plan – VOR (Village Office Residential) and VCR (Village Commercial Residential) as a starting point. Staff also reviewed mixed use districts from Riverside, Redlands, Claremont and other cities for added perspective and ideas. The result is a hybrid that is similar but enhanced version of the Village districts.

Mixed use development provides additional lifestyle options for current and future residents of the City. Surveys by the Western Riverside Council of Governments indicate a significant interest in the more urban lifestyles provided in mixed use projects, especially among young adults and senior citizens, two groups that will expand in size as the City adds employment and the general population ages. Mixed use development also supports the viability of transit corridors by providing more activity and potential riders within close proximity.

Mixed Use development of the type intended under the MUD1 and MUD2 is allowed under the VOR and VCR zones of the Village Specific Plan. Mixed use can occur both horizontally (side by side) or vertically (one on top of the other). At this point in time, there has not been any mixed use project submitted to the City.

The City of Moreno Valley has been awarded two grants through Southern California Association of Governments' (SCAG) Demonstration Projects for Compass Blueprint Planning Services. The first was "Alessandro Boulevard Corridor Demonstration Project – Phase 1" in 2009/2010, which provided consultant funding to develop a vision plan for the Alessandro Boulevard Corridor. The second is "The Alessandro Boulevard Corridor Project – Phase II: Implementation", which was awarded in 2011/2012. With Phase II and assistance through RBF Consulting, Staff has developed urban design strategies to intensify land uses along the Alessandro Boulevard Corridor. The strategies have been combined into the "Mixed Use Districts Overlay". It is the intent to replace MUD1 and MUD2, with the enhanced districts developed under Phase II of the Alessandro Boulevard Corridor Project and later expand the "Mixed Use Districts Overlay" to other areas of the City that meet the requirements.

Mixed Use Districts Overlay:

The first step was to create the requirements for selecting sites and then identify areas suited for inclusion in the "Mixed Use Districts Overlay" along the Alessandro Boulevard Corridor.

The Vision Plan (Phase 1) proposed an overall Community Form that included Activity Nodes linked by Primary and Secondary Corridor Zones located in between along Alessandro Boulevard. Both the Activity Nodes and the Corridor Zones are surrounded by Corridor-Adjacent Zones that are unlikely to change. Each Activity Node is located at a major street intersection and projects outward from the intersection for approximately a ¼-mile walking radius. The Activity Nodes range in intensity from regional-level attractions, such as the Moreno Valley Town Center, to community-level collections of retail and services, such as the shops along Sunnymead Boulevard. In total, four types of nodes were identified: Regional, Medical Center, Community, and Neighborhood.

The Alessandro Boulevard Corridor was then divided up as a series of independent, but related nodes. These nodes work in concert with Moreno Valley's existing nodes to provide a complete and strategically dispersed set of places aimed at regional,

community, or neighborhood retail and services. Five nodes along the Alessandro Boulevard Corridor have been identified for inclusion within the “Multiple Use Districts Overlay”:

- Alessandro Boulevard & Frederick Street (MUI)
- Alessandro Boulevard & Heacock Street (MUN)
- Alessandro Boulevard & Perris Boulevard (MUC)
- Alessandro Boulevard & Lasselle Street (MUN)
- Alessandro Boulevard & Nason Street (MUI)

With the “Multiple Use Districts Overlay”, there are three classifications. This Section describes the purpose and intent of each mixed-use overlay district:

A. *Mixed-Use Institutional Anchor (MUI) Overlay District.* The Mixed-Use Institutional Anchor (MUI) Overlay District applies to areas around prominent anchor institutions, such as civic centers, medical centers, and educational campuses. The intent is to build upon the role of the institutions by providing opportunities for urban, high-intensity development that serves the needs of visitors, employees, and residents affiliated with the anchor institution and the surrounding region. Development is allowed up to five stories in height with building frontages near or at the sidewalk, wide sidewalks, and parking under or behind buildings. Vertical mixed-use development (ground-floor retail with offices or housing above) is required at important street intersections. Horizontally-integrated or vertically-integrated mixed-use development, with no requirement for ground-floor retail, is allowed in other locations. The overlay district name may be expanded to include the name of the type of anchor institution (e.g., “MUI – Medical Center”).

B. *Mixed-Use Community (MUC) Overlay District.* The Mixed-Use Community (MUC) Overlay District applies to areas along major arterials and arterials. The intent is to provide opportunities for the development of pedestrian-oriented blocks with medium-intense development that serves the needs of residents, visitors, and employees from the surrounding community. Development is allowed up to four stories in height with building frontages near or at the sidewalk, wide sidewalks, and parking under or behind buildings. Vertical mixed-use development (ground-floor retail with offices or housing above) is required at important street intersections. Horizontally-integrated or vertically-integrated mixed-use development, with no requirement for ground-floor retail, is allowed in other locations. The overlay district name may be expanded to include the community name (e.g., “MUC – East Alessandro”).

C. *Mixed-Use Neighborhood (MUN) Overlay District.* The Mixed-Use Neighborhood (MUN) Overlay District applies to areas along arterials and minor arterials. The intent is to provide an area for low-rise mixed-use development that serves the needs of residents, visitors, and employees from the surrounding immediate neighborhood. Development is allowed up to three stories in height with building frontages near or at the sidewalk, wide sidewalks, and parking under or behind buildings. Vertical mixed-use development (ground-floor retail with offices

or housing above) is required at important street intersections. Horizontally-integrated or vertically-integrated mixed-use development, with no requirement for ground-floor retail, is allowed in other locations. The overlay district name may be expanded to include the neighborhood name (e.g., “MUN – Lasselie Crossing”).

~ Address which Attachment shows the “Mixed Use Overlay”

Municipal Code Amendment

Issue 1 – Removal of MUD1 & MUD2 Information from Municipal Code

Both Section 9.07.090 Mixed Use Development 1 (MUD1) and Section 9.07.100 Mixed Use Development 2 (MUD2) will be deleted and replaced by “9.07.070”

Sample below is NOT up to date

Chapter 9.075 – Mixed-Use Overlay Districts [New]
9.075.010 – Purpose and Intent

9.075.020 – Applicability.....

9.075.030 – Purposes of Mixed-Use Overlay Districts

9.075.040 – Permitted Uses in Mixed-Use Overlay Districts

9.075.050 – Mixed-Use Site Development Standards.....

9.075.060 – Building Frontage Type Standards

9.075.070 – Parking and Circulation Standards.....

9.075.080 – Open Space Standards – Publicly-Accessible Open Space

9.075.090 – Open Space Standards – Private/Common Open Space

9.075.100 – Lot Area Requirements and Lot Consolidation Incentives

Chapter 9.09 – Specific Use Development Standards [New].....
9.09.250 – Live-Work Development.....

9.09.260 – Mixed-Use Development

9.09.270 – Outdoor Dining

Chapter 9.11 – Parking, Pedestrian, and Loading Requirements [New/Revised]...
9.11.030 – General Regulations.....

9.11.040 – Off-Street Parking Requirements

9.11.060 – Off-Street Bicycle Parking Requirements

Chapter 9.15 – Definitions [New]
9.15.030 – Definitions.....

Amendment to modify the Permitted Uses Table (take out MUD1 & MUD2 and replace with new MU)

Add R30 to the list? **YES** (get a Word Doc copy of the table RBF is using for editing)

REVIEW PROCESS

ENVIRONMENTAL

California Climate Change Legislation

California Assembly Bill (AB) 32 requires the Air Resources Board (ARB) to develop regulations and market mechanisms to reduce California's greenhouse gas (GHG) emissions to their 1990 levels by 2020. Greenhouse gases such as carbon dioxide are widely believed to contribute to global warming and other forms of climate change.

Recently adopted California Senate Bill (SB) 375 addresses the question of how land use and transportation are connected to climate change. SB 375 has three goals: (1) to use the regional transportation planning process to help achieve Assembly Bill 32 goals; (2) to use CEQA streamlining as an incentive to encourage residential projects which help achieve AB 32 goals to reduce Greenhouse Gas emissions (GhGs); and

(3) to coordinate the regional housing needs allocation process with the regional transportation planning process.

Mixed use zoning would have the added benefit of encouraging a type of development that is complimentary to achieving the goals of AB 32.

NOTIFICATION

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper.

REVIEW AGENCY COMMENTS

Staff received the following responses to the Project Review Staff Committee transmittal; which was sent to all potentially affected reviewing agencies.

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
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STAFF RECOMMENDATION

(Environmental Action)
(Approval of the Resolution)

Prepared by:

Approved by:

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. ____ with
Conditions of Approval
3. MND
4. Initial Study
- 5.