

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

5 Thursday, November 9, 2017 at 7:00 PM

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8 **CALL TO ORDER**
9

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11 **CHAIR BARNES** – Good evening ladies and gentlemen. I would like to call to
12 this regular-scheduled meeting of the Planning Commission Meeting to order. It
13 is Thursday, November 9, 2017, and the time is 7:03 PM. Can we have roll call
14 please?
15

16
17 **ROLL CALL**
18

19 **Commissioners Present:**

20 Commissioner Lowell

21 Commissioner Baker

22 Vice Chair Korzec

23 Chair Barnes
24

25 Commissioner Sims - absent
26

27 **Staff Present:**

28 Rick Sandzimier, Planning Official

29 Paul Early, Assistant City Attorney

30 Ashley Aparicio, Recording Secretary/Administrative Assistant
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32

33 **Speakers:**

34 Rafael Brugueras
35
36

37 **PLEDGE OF ALLEGIANCE**
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40 **CHAIR BARNES** – Thank you, now would one of the Commissioners like to lead
41 us in the Pledge of Allegiance?
42

43 **COMMISSIONER BAKER** – I'll do it.
44

1 **CHAIR BARNES** – Commissioner Baker, thank you.

2
3
4 **APPROVAL OF THE AGENDA**

5
6 Approval of PC Agenda for November 9, 2017

7
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9 **CHAIR BARNES** – Thank you. Next item is approval of the Agenda.

10
11 **COMMISSIONER BAKER** – I so approve.

12
13 **COMMISSIONER Barnes** – I'll second.

14
15 **COMMISSIONER LOWELL** – A motion from Commissioner Baker, a second
16 from Commissioner Barnes. All in favor, say aye.

17
18 **VICE CHAIR KORZEC** – Aye.

19
20 **COMMISSIONER BAKER** – Aye.

21
22 **COMMISSIONER LOWELL** – Aye.

23
24 **CHAIR BARNES** – Aye.

25
26 **CHAIR BARNES** – Opposed? The motion carries 4-0.

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28
29 Opposed – 0

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31
32 **Motion carries 4 – 0**

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35 **APPROVAL OF MINUTES**

36
37 None

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39
40 **CHAIR BARNES** – Next item is approval of Minutes, which there are none.

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42
43 **CONSENT CALENDAR**

44
45 *All matters listed under Consent Calendar are considered to be routine and all*
46 *will be enacted by one rollcall vote. There will be no discussion of these items*

1 unless Members of the Planning Commission request specific items be removed
2 from the Consent Calendar for separate action.

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5 **CHAIR BARNES** – Next item is Consent Calendar. No items on the Consent
6 Calendar.

7
8 **PLANNING OFFICIAL RICK SANDZIMIER** – None.

9
10
11 **PUBLIC COMMENTS PROCEDURE**

12
13 *Any person wishing to address the Commission on any matter, either under*
14 *Public Comments section of the Agenda or scheduled items or public hearings,*
15 *must fill out a “Request to Speak” form available at the door. The completed*
16 *form must be submitted to the Secretary prior to the Agenda item being called by*
17 *the Chairperson. In speaking to the Commission, member of the public may be*
18 *limited to three minutes per person, except for the applicant for entitlement. The*
19 *Commission may establish an overall time limit for comments on a particular*
20 *Agenda item. Members of the public must direct their questions to the*
21 *Chairperson of the Commission and not to other members of the Commission,*
22 *the applicant, the Staff, or the audience. Upon request, this Agenda will be made*
23 *available in appropriate alternative formats to persons with disabilities in*
24 *compliance with the Americans with Disabilities Act of 1990. Any person with a*
25 *disability who requires a modification or accommodation in order to participate in*
26 *a meeting should direct their request to Guy Pegan, our ADA Coordinator, at*
27 *(951) 413-3120 at least 72 hours prior to the meeting. The 72-hour notification*
28 *will enable the City to make reasonable arrangements to ensure accessibility to*
29 *this meeting.*

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31
32 **CHAIR BARNES** – Next on the list, the Public Comments portion of the meeting.
33 Any person wishing to speak, please fill out a Request to Speak form, and Rick
34 will call your name.

35
36 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Yes, I have Rafael
37 Brugueras.

38
39 **SPEAKER RAFAEL BRUGUERAS** – Good evening Chair and Commissioners,
40 Staff, I went to a meeting on November 1, 2017, here at the center, and it was
41 hosted by Moreno Valley, but the Air Board were sharing the new rules about
42 trucking and all the regulations that are now here and will be enforced in 2020.
43 So I figured I’d bring you a gift, so you can be aware of the new rules that are
44 here now and in the future because these are the questions you’re going to be
45 asking developers. What kinds of trucks are going to be coming into the city, so
46 there are going to be changes. It was a packed house, and I talked to the CHP,

1 and I talked to the.....to the....another group that goes around testing the trucks
2 for smoke. I saw the machinery, and they are out there. They are out there
3 doing their job, and they will enforce the law. So the one thing that came to my
4 mind that now it is going to make it harder for trucks, especially older trucks, to
5 get registered in the State of California, especially in 2020. Starting in 2020, they
6 must meet the standard or they cannot register their vehicles. So, from now on,
7 they have up to be to 2010. So you have heard this before from a developer. He
8 gave us this insight a few years back but, at that meeting, it came to light hearing
9 it from the professionals that this is going to happen in our state. I looked at all
10 the new equipment and all the new devices and all the new trucks, so there is
11 going to be a big, big change, and one of the things that I wanted to bring and
12 share with you, in the pamphlet, you see a rig. A lot of people see these trucks
13 delivering merchandise, but you don't see them parked up against the
14 supermarket. What you see are the smaller trucks. These truly are the main
15 trucks that you see in our city. These are the ones that deliver all over the place.
16 This is what people see and, what I want you to know as you go on in the future,
17 is don't let people cause you to have a mistake between two trucks. Okay?
18 You're not going to see 4200 trucks...trips of these kinds of big trucks in the city.
19 You're going to see a lot of little ones, especially through the holiday. Big trucks
20 come in. They park at some of these places where they dispatch the trailer.
21 Then these small trucks pick them up and then bring them into the city because
22 the city has pounds. They are not allowed to come into the city over 14,000
23 pounds or so. So you're not going to see big rigs, unless they are on the....how
24 do you call it...on the truck lane. If they are in the truck lane, they are allowed to
25 be there because I followed them, and I saw what they did, so they have it pretty
26 well controlled in our city. So these are the new rules that are coming. Thank
27 you.

28
29 **CHAIR BARNES** – Thank you, Mr. Brugueras. Any more public speakers?

30
31 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – No.

32
33 **CHAIR BARNES** – Alright.

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35
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37 **NON-PUBLIC HEARING ITEMS**

38
39 None

40
41 **CHAIR BARNES** – Moving on next, Non-Public Hearing Items. It appears we
42 have none.

43
44 **PLANNING OFFICIAL RICK SANDZIMIER** – We have none.

45

1 **CHAIR BARNES** – Excellent, moving along. Now to the Public Hearing portion
2 of the meeting. Case 1, PEN17-0164. The Applicant is Westcore II Newhope,
3 LLC. Do we have a Staff Report?
4
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7 **PUBLIC HEARING ITEMS**

- 8 1. Case: PEN17-0164
9
10 Applicant: Westcore II Newhope, LLC
11
12 Owner: Westcore II Newhope, LLC
13
14
15 Representative: Nick Markos, Westcore
16
17 Location: 22705 Newhope Street
18
19 Case Planner: Claudia Manrique/Chris Ormsby
20
21 Council District: 1
22
23 Proposal: Modification to Plot Plan approval to revise the
24 exterior colors of an existing warehouse
25 building.
26
27
28
29

30 **STAFF RECOMMENDATION**

31
32 Staff recommends that the Planning Commission **APPROVE** Resolution No.
33 2017-37, and thereby:
34

- 35 1. **RECOGNIZE** that this item is exempt from the provisions of the California
36 Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption,
37 CEQA Guidelines, Section 15301 for Existing Facilities; and
38
39 2. **APPROVE** PEN17-0164 subject to the attached Conditions of Approval
40 included as Exhibit A.
41
42

43 **PLANNING OFFICIAL RICK SANDZIMIER** – Chairman Barnes, Members of the
44 Commission, I'll be giving the presentation this evening. I know we have a very
45 light agenda, and this is the only thing we have, but it is important. So it is a
46 modification to a Plot Plan to basically consider the revised exterior colors for a

1 large building that is very close here to City Hall down at the end of the street
2 here at Veterans Way and Newhope. The actual Applicant is Westcore
3 Newhope, LLC. They were invited to the meeting this evening. I'm not sure why
4 they didn't attend. They didn't call me or let me know, but they are aware that
5 there is a meeting this evening. Westcore recently bought the building and
6 started to initiate a change of the paint. They told me they are investing about
7 \$65,000 to paint the building; however, the building caught several people's
8 attention. It was brought to my attention, you know, are they allowed to do such
9 a drastic change? Because, if you've driven by the building, you'll see that it is
10 much more bright. It is a white color, and they are incorporating their blue
11 corporate color, which is kind of a blue or a purplish. This may be the Applicant
12 here. In any event, the original building, which is about 366,000 square feet, was
13 approved in 2013, and it had a slate of colors that were approved for the project.
14 The project site on the image that is shown up here on the screen is located just
15 south of Alessandro Boulevard. It is visible from both at Alessandro Boulevard
16 and Cactus, because of its size, and it is book-ended by Veterans Way on the
17 east and Ellsworth on the west. It is the building about in the center of the
18 building there. When this project was approved, it required a Change of Zone,
19 and it required a Plot Plan, and the Change of Zone required both the Planning
20 Commission consideration and the City Council consideration. So ultimately the
21 Plot Plan, which was approved, did include a slate of colors. This is the
22 proposed colors that the Westcore would like to change the building to. It is
23 much more bright and white. It is, like I said, has a blue color band that is going
24 to be at the base of the building and then again at the top of the building. The
25 glazing on the building, which is the windows, they are not going to be changing.
26 Then the highlights on the building, I believe they are integrating some form of a
27 silver or grey, so it will be a white with a silver and the blue. The image up here
28 is maybe a little difficult to see, but we went out and we looked at what the
29 existing buildings around the site looked like today and the approach. If you're
30 coming from along Veterans Way from Cactus, the bottom image there shows
31 grey and white smaller-scale business-park buildings and then it transitions to the
32 beige earth-tone colors of the large Westcore Building today. Off Ellsworth at
33 Goldencrest, the image maybe doesn't pick it up, but it also a white with grey and
34 a little bit of beige colors to it. This is the color of the existing building. The
35 building here reflects more of the colors that are between this building and
36 Alessandro in the commercial center. We have a commercial center that has a
37 couple of fast-food restaurants in it. There are small office buildings that were
38 used for educational purposes, and we recently had a banquet hall that was
39 finished in that complex. They all have earth-tone colors, and they are also using
40 some stone veneer on the buildings, and that is also similar to the color palette
41 on the retail center that it off Ellsworth at Alessandro and just west of the site.
42 These images, which are in your Staff Report, were some pictures that we took
43 of the building to show how the color is changing because the Applicant had
44 already started to paint to the building. We asked him to stop. They are anxious
45 to have this action taken by the Planning Commission, so that they can hopefully
46 resume painting the building and complete it, and they said that they have

1 brokers and other people that they would like to invite to the building to start
2 trying to market it for new tenants. So we tried to expedite it to get to the
3 Planning Commission as soon as possible. The images that I left on your dais
4 this evening are the stamped approved plans from the original approval, and it
5 also includes, on the other side, Conditions of Approval P2. And, if you read
6 Condition P2, it said that the site shall be developed in accordance with the
7 approved plans on file with the Community and Economic Development
8 Department. Since these plans were stamped and approved, and they had a
9 color palette that was actually approved by this body, that is the reason he has to
10 come back to you for this modification. A building of this size can make a
11 significant impact on the environment and in this area, because it was a Change
12 of Zone going from what allowed 50,000 square-foot buildings to allow the
13 366,000 square-foot buildings; the colors and materials were a point of
14 consideration in doing that approval. If you look at this image that I copied for
15 you, it does look like it has some greens in it, and so I looked at that with the
16 staff, and we were trying to understand why doesn't the building look green
17 today? So we looked at some the colors. So the other sample you have in front
18 of you today is another sheet. It's what we took off the internet, and it is what
19 Nantucket Dune actually is supposed to look like, and all we could conclude is
20 that the copy quality, what was ended up being put in our file, must have been
21 distorted by our color copier at the time, but this Sherman Williams Nantucket
22 Dune, which shows up as kind of a foam green actually was intended to be a
23 beige, which is what is on the building today. So that's why these were put there
24 just for explanation purposes. With that, the description of the background of the
25 building and the reason it is here today, we found that the project is exempt from
26 CEQA, and we are asking for the Planning Commission to consider the
27 consideration for a Categorical Exemption as part of your decision and, if you
28 agree and wish to approve the modifications, then we would ask you to approve
29 Resolution 2017-37 and thereby approve the Amended Plot Plan PEN17-0164.
30 That concludes our presentation, and I'm here to answer any questions.

31
32 **CHAIR BARNES** – Thank you, Rick. Would the Applicant like to make a
33 comment?
34

35 **APPLICANT NICK MARKOS** – Nick Markos with Westcore Properties, owner of
36 the subject property. We appreciate Mr. Sandzimier working with us to get this
37 put on the agenda so quickly. We started painting and didn't realize that it
38 required other approvals from the City, so we do apologize that we didn't go
39 through the normal review process for this, but it is critical to our business plan to
40 repaint this building. We recently purchased it in August. It has been vacant
41 since it was delivered in right around early 2015. We feel that it is a great
42 building, but we feel that it could use a refresher, and we have used this similar
43 type of paint palette on other buildings that we have in our portfolio, and it has
44 done quite well and been well received in the market. We are looking to do this
45 quickly because we would like to start marketing the property. We already have

1 it marketed for lease; however, we would like to finish this and then start bringing
2 in tours. So thank you, again, for hearing this tonight.

3
4 **CHAIR BARNES** – Thank you. Any questions of Staff or the Applicant? Alright,
5 well, Rick.

6
7 **PLANNING OFFICIAL RICK SANDZIMIER** – No, go ahead.

8
9
10 **CHAIR BARNES** – You're right. So, if there are no further questions, then we
11 will open the Public Hearing, and do we have any speakers?

12
13 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Yes, we have Rafael
14 Brugueras.

15
16 **CHAIR BARNES** – You're going to have to get a big sign....Public Comments.
17 Thank you.

18
19 **SPEAKER RAFAEL BRUGUERAS** – Good evening again, Commissioners,
20 Staff, and our guests. I went by that place, and it took me a while to find it
21 because my GPS threw me off. It's so easy to find it you go down Alessandro,
22 make that quick left, and then it is right there. I went from one end of the building
23 and to the other, and I looked at everything. I looked at the two-tone colors in the
24 neighborhood, the basic ones that we always pick. Okay, the ones right behind
25 you, that same type of color that we pick. So, anyway, I went and I took pictures
26 because I wanted to make sure that...because when I took a copy from my
27 printer, it looked like a lavender color, so I wasn't sure what color he was thinking
28 of. I thought it was going to be a brighter color but when I got there and I looked
29 at the original one that you saw and then I saw the one. I know it's far, but it is a
30 beautiful picture. It's a beautiful grey with the white trimming, the nice blue on
31 the bottom and it goes....if you can see it...it goes all the way back. It's a real,
32 real nice white bright. It shows the building real well, so I'm thinking for the
33 colors that he's using could be something with the sun hitting the wall, the white.
34 That's what I thought of, but it really stands out real pretty, especially if he is
35 using the color....because I just asked him. I wanted to make sure, before I
36 speak, that it was going to be the one I liked, not the old one. So here's the old
37 one, and here's the new one. The new one looks real, real good. I mean, I can
38 give you my camera and you can look at it because, if you go by there, you'll see
39 beautiful charcoal grey with the nice white trimming, the real nice bright blue on
40 the bottom, the royal-type blue, and then it is all white, real clean. It's a real nice
41 clean color. It's in a nice location, that building. It will stand out real well if you
42 go look for it because, if you tell somebody to look for the brown building, you
43 can get lost in there because I did. So, if he said look for the blue, grey, and
44 white building, you can find it real fast, I hope, real quick. So it's a nice project. I
45 hope it gets approved, so we can start making the city look brighter instead of...I
46 mean, there's nothing wrong with earth-tone colors, but we have so many of

1 them. They all look alike. We need to change a little bit, just a little bit. Thank
2 you so much.

3
4 **CHAIR BARNES** – Thank you, Rafael. Any other speaker slips?

5
6 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – No.

7
8 **CHAIR BARNES** – Alright. With that, we will close the Public Hearing, and move
9 onto deliberation. Any questions? Commissioner Lowell.

10
11 **COMMISSIONER LOWELL** – I have one. In the Staff Report, it says, as part of
12 the original project of approvals for the Change of Zone and Plot Plan, colored
13 elevations that reflected the current color scheme represented to both the
14 Planning Commission and City Council and were presumed to have been an
15 integral consideration for approval of the project; however, it is noted that the
16 color scheme was not included as a specific Condition of Approval of Mitigation
17 Measure for the project. If anybody wants to change the color of their building,
18 they have to come back in front of the Planning Commission and City Council?

19
20 **PLANNING OFFICIAL RICK SANDZIMIER** – Not exactly. If they are changing
21 the colors and they are consistent with the original colors, our Municipal Code
22 does identify use of earth-tone colors in most of our commercial centers and in
23 our industrial complexes. There is an allowance for more whites and the greys.
24 In this particular instance, this building was a Business Park, and it was changed
25 to Light Industrial, which basically allowed it to have kind of a...it was on a
26 transition spot. I mean, on the north side of Newhope is a commercial center
27 and, on the south side where this building exists, is now Light Industrial. So the
28 fact that this plan was actually stamped and approved and the colors were what
29 were actually adopted is why I felt that it was important to bring it back because it
30 was such a large building. The other thing we were trying to reflect in that
31 statement in the Staff Report is that the colors themselves were not spelled out in
32 the Conditions of Approval, but Condition P2 does say that the building must
33 comply with the approved plans that are on file. So that is why I gave you a copy
34 of this condition and so because this is the stamped plan and those are the
35 approved colors and because it did come through a hearing, our Municipal Code
36 says that any modification to a Condition of Approval is subject to going back
37 through the original approval body. The original approval body in this particular
38 case is.....ultimately could be the City Council, but we're not asking for it to go
39 that far. We believe that we can exercise some discretion to bring it back just to
40 the Planning Commission at this point. In other instances where the ultimate
41 approval body might have been the Planning Commission and not the City
42 Council, we may exercise the right to delegate that responsibility to the
43 Community Development Director in some commercial centers and in the
44 industrial complexes. I think it does....the code does allow for that discretion, so
45 that's the one nuance here that it...this was a particular important decision by
46 the City. I wasn't here at the time that it was approved but, from what I heard

1 from the Staff, the color selection was an important consideration, the
2 landscaping, and that transition spot. We've had favorable comments on the
3 existing building. Some people do like the color, but beauty is in the eye of the
4 beholder. I also thought that coming here this evening might be helpful if we
5 could get your take on how you would like to see us address colors on projects.
6 We have lots of projects that are going to be coming through. We do pay
7 particular attention to them. The buildings across the street to the east of us are
8 adopting more of a cream or off-white colors, not such bright whites. I noticed
9 along the 215 in the March JPA areas, they use a lot more browns and earth-
10 tone colors. I noticed, when you come off Cactus from the 215 where you can
11 see this building, you're seeing most of those large buildings are using creams
12 and browns or earth-tone colors. In the south end of town, they are also starting
13 to use some more off-whites, with maybe a green or a greyish brown in some
14 areas. The Proctor Gamble building is probably the one that matches this one
15 the closest, which is a very, very bright white building, and then the other one
16 that matches this building very closely that Westcore did point out was the
17 Federal Mogul building, which is right off Cactus right behind us, which is a very
18 stark white with a bright blue band around the top, so it is.....

19
20 **COMMISSIONER LOWELL** – It's on Sketchers too....

21
22 **PLANNING OFFICIAL RICK SANDZIMIER** – And Sketchers is just a white
23 building for the most part. That particular developer does not like what you call is
24 the racing stripes. He likes to have a clean image and, if you look at the specific
25 plan that was approved for the World Logistics Center, he was very particular
26 that project did not want to have buildings that felt like they had kind of a
27 patchwork on them, so he thinks that....again, beauty is in the eye of the
28 beholder, but his vision for that area of town was going to be a different type of
29 architecture, a different type of pain schemes. So we have the white, grey, and
30 the blue in other areas of the town. We have lots of beiges, and so we're just
31 looking to you guys to tell me if this is important enough to you guys or not so.

32
33 **COMMISSIONER LOWELL** – Well what I was going to extrapolate to is, most of
34 the projects that come in front us, including Tentative Tract Maps, Parcel Maps,
35 these Plot Plans, generally have some sort of architecture, have some sort of
36 elevation and color scheme. How far reaching does this go? So, in my
37 neighborhood, we had five different plans and three different elevations and
38 multiple color schemes. If my neighbor wants to change the color of his house to
39 something else, because most of the Conditions of Approval have a P2 or
40 something along with that, to conform to the approved plans, does that
41 homeowner have to come back and get approval from the City to paint the
42 house? How far down does that go?

43
44 **PLANNING OFFICIAL RICK SANDZIMIER** – We have not...we have not
45 exercised that. We have not asked those homeowners to come back us. We
46 believe that the neighborhoods will somewhat self-regulate. If there is a

1 homeowners association that has color and architectural guidelines, that's one of
2 the options. There are some neighborhoods that don't have that level of detail.
3 We just don't....we don't drill down to that level at this point.

4
5 **COMMISSIONER LOWELL** – Okay, thanks.

6
7 **CHAIR BARNES** – Any other comments?

8
9 **VICE CHAIR KORZEC** – I would just like to say that, in the design industry, color
10 palettes change every seven years. You look at the color palettes in your home,
11 and you're always refreshing and changing. The earth-tones are kind of phasing
12 out, and these new brighter colors are coming in. I think it's a beautiful color
13 scheme, and I think it really brings the building out, the elements, because
14 industrial buildings can be really boring. But I think the design of this and the
15 way the color is put down in the new palette makes it look a lot more attractive for
16 the client, and I would like to see more buildings around here be brighter than the
17 regular earth tones. I love it.

18
19 **CHAIR BARNES** – Personal observation. I'm reluctant to tell people what to do,
20 at least to this extent, with their property. I think variety is good, and I would not
21 normally weigh in on the color of a building unless it was really, really bad. So,
22 yeah, in the future, it is not something I am particularly concerned with. I would
23 like the market to drive how buildings look and all that because we want to
24 welcome all comers and people that have new ideas. We don't want to push
25 them away by being too restrictive. I don't have a problem with it at all, and I
26 generally don't for future.

27
28 **COMMISSIONER BAKER** – I personally think it's a great project, and I would
29 like to see us move forward with it. Let's get it going.

30
31 **CHAIR BARNES** – Oh yeah, yeah, I don't think this is a big deal. So anybody
32 want to make a motion?

33
34 **COMMISSIONER LOWELL** – First off, I think we should make all developers
35 paint half the building so we can see what it looks like and then make a decision.
36 I think that'd be a great idea. I'm sorry.

37
38 **CHAIR BARNES** – That doesn't answer my question.

39
40 **COMMISSIONER LOWELL** – I'll make a motion to approve Resolution No.
41 2017-37 recognizing that this item is exempt from CEQA and approve PEN17-
42 0164 subject to the attached Conditions of Approval.

43
44 **COMMISSIONER BAKER** – I'll second.

45

1 **CHAIR BARNES** – Alright. We have a motion from Commissioner Lowell and a
2 second from Commissioner Baker. Please vote. Waiting on Commissioner
3 Sims. The motion carries 4-0. Do we have a wrap-up from Staff?
4

5
6 Opposed – 0
7

8
9 **Motion carries 4 – 0**

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – The action you did take is an
12 appealable action. If any interested party would like to file an appeal, they can
13 file an appeal through the Community Development Director within 15 days of
14 this action. If an appeal is filed, it will be taken forward to the City Council within
15 30 days for consideration.
16

17 **CHAIR BARNES** – Thank you, Rick. Let’s see. I think that pretty much covers
18 it.
19

20
21 **OTHER COMMISSION BUSINESS**

22
23
24 **PLANNING COMMISSIONER COMMENTS**

25
26 **CHAIR BARNES** – Any Commissioner comments?
27

28
29 **STAFF COMMENTS**

30
31
32 **CHAIR BARNES** – Any Staff comments?
33

34 **PLANNING OFFICIAL RICK SANDZIMIER** – Actually, I would like to just, under
35 Staff Comments, just talk about this particular issue a little bit further. Having
36 heard the dialogue from the Commission, I think it would be helpful if you would
37 give us a little bit of direction. What I’m taking from this is maybe you would be
38 okay with us delegating this sort of a decision to the Community Development
39 Director, and we could make it at the Staff level if we thought it was an issue. I
40 also want to point out that, not too long ago, probably within the last four or five
41 months, the Avocado Burger restaurant across the street at Frederick and
42 Alessandro was repainted, and it was actually repainted a very awkward
43 yellowish-green color, and we did get some comments about it, and we reached
44 out to them. As a courtesy, we wrote them a letter and said, hey, well our Code
45 does have some guidelines on making sure that buildings look compatible with
46 their adjacent buildings of the neighborhood for the good of the esthetics of the

1 community. When we actually contacted the manager, the manager's feedback
2 was, you know what, we really don't like the color anyways, so we appreciate you
3 telling us, and we'd love to work with you. We want to be good neighbors, and
4 they ended up painting that building pretty quickly, and it actually blends in with
5 the neighborhood a little differently than that yellow. So we, as Staff, we're just
6 trying to keep the city going in a direction where things will likely fit. We don't
7 want to overstep our bounds, and we don't want to tell people you can't have
8 some of their own interests expressed in their homes and stuff. So I just wanted
9 to ask if you guys could give us some parameters. When you say that you don't
10 want to hear about colors, I understand that. I'll take that back and we won't
11 bring colors here but, if there are some guidelines if they are really bright, or if
12 they are zebra striped, or if they are...I mean, what are you asking us to look for?

13
14 **COMMISSIONER LOWELL** – I think, as a failsafe, just bring it in front us of, just
15 to cover our bases, to cover your bases. It opens up a discussion in case some
16 neighbors don't want it. It gives the neighbors a forum to speak, but generally I
17 don't think colors are a big deal.

18
19 **PLANNING OFFICIAL RICK SANDZIMIER** – Okay, okay.

20
21 **VICE CHAIR KORZEC** – Well I think if you stick to neutral palettes
22 (whites/beiges) with accents of different colors. I think if you're going to go for a
23 purple building or a red building, which would be my choice but not the
24 neighborhoods choice, so if it's something that's just so awkward and so off, then
25 I would bring it to us but, as long as it is in those color bands, especially the
26 brighter ones, I would find appealing, but no zebra stripes.

27
28 **PLANNING OFFICIAL RICK SANDZIMIER** – So I appreciate the feedback, and I
29 apologize this was the only thing on the agenda but, to me, it was helpful for me
30 and the Staff. So thank you very much.

31
32 **CHAIR BARNES** – Yeah, the only observation I was going to make is,
33 unfortunately I think it is kind of a very fine line and you don't know until you
34 actually see it in the flesh and so, again, I would be reluctant to be overly
35 controlling. I would err on the side of caution, not tell people what to do, and let
36 the market and the public speak out....yeah, you're going to strike out
37 occasionally, but they only way that you can break new ground and push the
38 envelope is to try things. They don't always work, but I think it's worth the risk, as
39 opposed to dictating what people do with those types of things, whether it is
40 architectural or color. I like the variety.

41
42 **VICE CHAIR KORZEC** – Me too.

43
44 **CHAIR BARNES** – At least the attempt at it. Any other comments?

45
46 **COMMISSIONER BAKER** – I'm good.

1
2 **CHAIR BARNES** – Well congratulations to the Applicant. You can get the rollers
3 out and get painting. Thank you, Staff for the report.

4
5 **COMMISSIONER LOWELL** – Everybody have a happy Thanksgiving.

6
7 **VICE CHAIR KORZEC** – Yes.

8
9 **CHAIR BARNES** – Yeah, oh, that’s right.

10
11
12 **ADJOURNMENT**

13
14
15 **CHAIR BARNES** – We will, at this point, adjourn the meeting to the next regular-
16 scheduled meeting on December 14, 2017. Is that correct, Rick?

17
18 **COMMISSIONER BAKER** – Yes.

19
20 **CHAIR BARNES** – Alright, the meeting is adjourned. Thank you.

21
22
23 **NEXT MEETING**

24 *Next Meeting: Planning Commission Regular Meeting, December 14, 2017 at*
25 *7:00 PM, City of Moreno Valley, City Hall Council Chamber, 14177 Frederick*
26 *Street, Moreno Valley, CA 92553.*

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39 _____
40 Richard J. Sandzimier
41 Planning Official
42 Approved

_____ Date

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Jeffrey Barnes
Chair

Date