

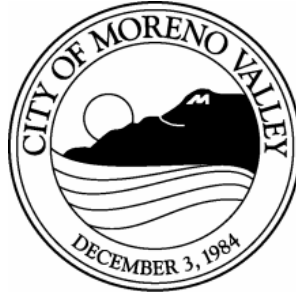
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**PLANNING COMMISSIONERS**

BRIAN LOWELL  
Chair

JEFFREY BARNES  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY SIMS  
Commissioner

CARLOS RAMIREZ  
Commissioner

PATRICIA KORZEC  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, September 8, 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

None

#### 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**

None

**PUBLIC HEARING ITEMS**

- 1. Case: PA16-0013 Tentative Parcel Map  
Applicant: LGS Engineering, Inc.  
Owner: Catherine Kormos  
Representative: Loren Sandberg  
Location: Northeast corner of Jeranella Court and Alessandro Boulevard  
Case Planner: Gabriel Diaz  
Council District: 3  
  
Proposal: PA16-0013 Tentative Parcel Map 37104

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

- 1. **APPROVE** a continuance of the Public Hearing to the Planning Commission meeting of October 27, 2016.
  
- 2. Case: PA16-0010 Conditional Use Permit  
Applicant: Options For Youth – San Bernardino, Inc.  
Owner: 23080 Alessandro Blvd Partners, LLC  
Representative: Dusty Barbee  
Location: Northeast corner of Frederick Street and Alessandro Boulevard at 23080 Alessandro Blvd, Suites 214-218  
Case Planner: Summer Looy  
Council District: 5

Proposal: CUP Options For Youth

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-17, 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 Existing Facilities; and
2. **APPROVE** Conditional Use Permit PA16-0010, based on the findings contained in the resolution, and with the conditions of approval included as Exhibit A
3. Case: PA15-0046 - Plot Plan  
P16-083 - Variance  
  
Applicant: Rocas Grandes, LLC c/o La Jolla Development Group, Inc.  
  
Owner: Granite Capital, LLC and 26<sup>th</sup> Corporation, tenants in common  
  
Representative: Pasco, Laret, Suiter & Associates  
  
Location: Southwest corner of Alessandro Blvd. and Darwin Dr.  
  
Case Planner: Jeff Bradshaw  
  
Council District: 3

Proposal: The project proposes to develop 426 multi-family residential units (Rocas Grandes Apartments) on 18 acres of a 27.41 acre site in the R30 and open space zones. A variance application is also proposed to make findings for a reduced landscape setback along the site's Brodiaea Avenue frontage due to site constraints.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. **ADOPT** a Mitigated Negative Declaration for Plot Plan PA15-0046 and Variance P16-083, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PA15-0046 pursuant to the California Environmental Quality Act (CEQA) Guidelines, included as Exhibit A; and
3. **APPROVE** Resolution No. 2016-22 and thereby **APPROVE** Variance application P16-083.
4. **APPROVE** Resolution No. 2016-21 and thereby **APPROVE** Plot Plan PA15-0046, subject to the attached conditions of approval included as Exhibit B to Resolution 2016-21.

4. Case: PA16-0025 (Smoke Shop Ordinance)

Applicant: City of Moreno Valley

Owner: N/A

Representative: N/A

Location: Citywide

Case Planner: Mark Gross

Council District: All Districts

Proposal: Continued item - Ordinance regulating smoke shop uses citywide

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-18, and thereby:

1. **CERTIFY** that the proposed Ordinance [(amendment to the Municipal Code (PA16-0025)] qualifies as an exception in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, and
2. **RECOMMEND APPROVAL** of PA16-0025 to the City Council for the amendment of the City of Moreno Valley Municipal Code to modify Titles 5 and 9, including modification in the Permitted Uses Table attached as Exhibit A, related to the citywide regulation of Smoke Shop uses.

**OTHER COMMISSION BUSINESS**

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

**Next Meeting**: Planning Commission Regular Meeting, September 22, 2016 at 7:00 P.M., City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street, Moreno Valley, CA 92552