

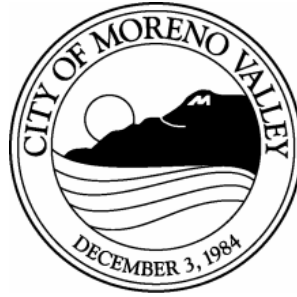
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**PLANNING COMMISSIONERS**

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Commissioner

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Commissioner

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Commissioner

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Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, March 6, 2008

PLANNING COMMISSION MEETING – 7:00 P.M.

CITY OF MORENO VALLEY  
City Hall Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92553

- 100 Call to Order
- 200 Roll Call
- 300 Pledge of Allegiance
- 400 Approval of Agenda
- 500 Public Advised of the Procedures to be Followed in the Meeting (on display at the rear of the room)
- 600 Comments by Any Member of the Public on Any Matter Which is Not Listed on the Agenda and Which is Within the Subject Matter Jurisdiction of the Commission

*The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 413-3001 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.*

**700 Public Hearing Items**

**710**

**PA07-0117**

**Plot Plan**

**(Continued from PC Meeting of February 21, 2008)**

Applicant: K & S Property, LLC  
Owner: K & S Property, LLC  
Representative: Smith Consulting Architects  
Location: Northwest corner of Iris Avenue and Oliver Street.  
Proposal: Plot Plan for the construction of a 13,940 s. f. grocery store (Fresh & Easy) on an existing vacant 1.58 acre parcel located in the Neighborhood Commercial (NC) Zoning District.  
Case Planner: James Keller  
Recommendation: **APPROVE** Resolution No. 2008-04, and thereby:  
1. **RECOGNIZE** that PA07-0117 (Plot Plan) is exempt from the requirement of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (in-fill development projects); and,  
2. **APPROVE** PA07-0117 (Plot Plan) based on the findings contained in Resolution NO. 2008-04 and subject to the conditions of approval included as Exhibit A to the resolution.

**720**

**PA07-0116  
P07-201**

**Plot Plan  
Variance**

Applicant: New Visions Unlimited, Inc.  
Representative: David Degennaro, New Visions Unlimited, Inc.  
Location: North side of Olive Wood Plaza Drive.  
Proposal: A proposed 22,750 sq. ft. three-story commercial office building on approximately 1.10 acres within the Village Specific Plan (SP 204 CC); the variance request is for the reduction of side and rear yard setbacks and parking requirements.  
Case Planner: Claudia Manrique  
Recommendation: **APPROVE** Resolution No. 2008-07, and thereby:  
1. **RECOGNIZE** that P07-201 (Variance) and PA07-116 (Plot Plan) qualify as exemptions in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,  
2. **APPROVE** P07-201 (Variance) and PA07-116 (Plot Plan) based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.

**PA06-0053**

**Municipal Code Amendment**

Applicant: City of Moreno Valley  
Representative: City of Moreno Valley  
Location: Citywide  
Proposal: Revision of Title 9, Chapter 9.03, Section 9.03.040 "Residential Site Development Standards" and Chapter 9.16, Article IV "Applications for Hillside Development" of the Municipal Code relating to minor modifications to rural and hillside residential site development standards and additional design guidelines for hillside residential development citywide.  
Case Planner: Mark Gross  
Recommendation: **APPROVE** Resolution No. 2008-06, recommending that the City Council:  
1. **RECOGNIZE** that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines; and,  
2. **APPROVE** amendments to Title 9, Section 9.03.040 "Residential Site Development Standards" and Article IV "Applications for Hillside Development" of the Municipal Code relating to the modifications of general and design guidelines for residential hillside development citywide.

**800** Other Business

**810** Approval of Minutes  
**January 24, 2008**  
**February 7, 2008**

**820** Staff Comments

**900** Commissioners Comments

**1000** Adjournment