

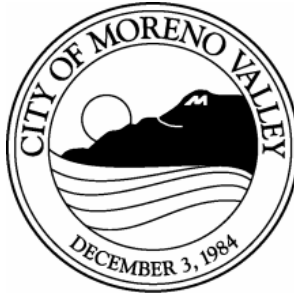
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**PLANNING COMMISSIONERS**

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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 20, 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**

**PA06-0123**

**Plot Plan**

Applicant: Perris at Pentecostal, LLC  
Owner: Perris at Pentecostal, LLC  
Representative: David Patton  
Location: Southwest corner of Perris Boulevard and Santiago Drive  
Proposal: Construction of a 15,480 square feet retail center.  
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2008-08 and thereby:  
1. **RECOGNIZE** that PA06-0123 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,  
2. **APPROVE** PA06-0123 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

**720**

**PA07-0095  
PA07-0096**

**Change of Zone  
General Plan Amendment**

Applicant: Perris at Pentecostal, LLC  
Owner: Perris at Pentecostal, LLC  
Representative: Perris at Pentecostal, LLC  
Location: Area East of Indian Street, south of Santiago Drive, north of Iris Avenue and east of Perris Boulevard.  
Proposal: A change in the General Plan and Zoning designation of R5 (Residential 5) to P (Public) at March Middle School, from R5 (Residential 5) to R15 (Residential 15) and from R20 (Residential 20) to R15 (Residential 15) on th3 lots east of the two schools, and to the west of the Home Depot commercial center.  
Case Planner: Gabriel Diaz

Recommendation: **APPROVE** Resolution No. 2008-13, and thereby **RECOMMEND** that the City Council:  
1. **RECOGNIZE** that the project qualifies for Categorical Exemption Section 15061.b.3, which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and,  
2. **APPROVE** a Change of Zone (PA07-0095) and General Plan Amendment (PA07-0096) from R5 (Residential 5) to P (Public) at March Middle School, from R5 (Residential 5) to R15 (Residential 15) and from R20 (Residential 20) to R15 (Residential 15) for the parcels east of the school properties.

730

**PA06-0001**

**Tentative Tract Map No. 34603**

Applicant: Wolverine Properties, LLC  
Owner: Wolverine Properties, LLC  
Sunnymead 240, LP  
Representative: Joseph E. Bonadiman & Associates, Inc.  
Location: North of Locust Street and west of Pettit Road at Moreno Beach Drive.  
Proposal: Tentative Tract Map No. 34603 to subdivide 41.8-net acres in the R1 and HR zones into 26 single-family residential lots. The map design places the majority of the HR zone in Lot C to restrict future development of this area. The tract map includes two detention basins, a debris basin and three water quality basins. Lot sizes range from 0.92 acres to 2.43 acres. Potable water will be provided by the Eastern Municipal Water District and waste water will be treated by individual septic tanks and leach systems or seepage pits on each lot.  
Case Planner: Jeff Bradshaw  
Recommendation: **APPROVE** Resolution No. 2008-11 and thereby:  
1. **ADOPT** a Negative Declaration for PA06-0001 (Tentative Tract Map No. 34603) in that this project will not result in significant environmental impacts; and,  
2. **APPROVE** PA06-0001 (Tentative Tract Map No. 34603), subject to the attached conditions of approval included as Exhibit A.

740

**PA07-0135**  
**PA07-0136**  
**PA07-0137**  
**PA07-0138**

**Change of Zone**  
**Plot Plan**  
**General Plan Amendment**  
**Master Plot Plan**

Applicant: Adams Engineering  
Owner: Moreno Valley Hamner Properties, LLC  
Representative: D. K. Patterson, Inc.  
Location: Northeast corner of Alessandro Boulevard and Moreno Beach Drive.

Proposal: Master Plot Plan for development of a 176,112-square foot commercial center and including a 137,933-square foot home improvement store with 31,179-square foot garden center, and two outlying pads for future retail buildings of 2,500-square feet and 4,500 square feet on a 13.9-acre site. The project also proposes the creation of three (3) parcels

Case Planner: Jeff Bradshaw

Recommendation: **APPROVE** Resolution No. 2008-10, recommending that the City Council:

1. **ADOPT** A Mitigated Negative Declaration for PA07-0137 (General Plan Amendment), PA07-0135 (Zone Change), PA07-0138 (Master Plot Plan) and PA07-0136 (Plot Plan) in that this project will not result in significant environmental impacts; and,
2. **APPROVE** PA07-0137 (General Plan Amendment), PA07-0135 (Zone Change), PA07-0138 (Master Plot Plan) and PA07-0136 (Plot Plan), as shown on the attachments included as Exhibits A and B and the attached conditions of approval included as Exhibit C.

**800** Other Business

**810** Staff Comments

**900** Commissioners Comments

**1000** Adjournment