

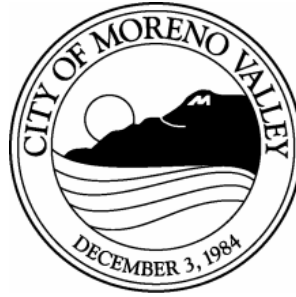
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**PLANNING COMMISSIONERS**

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Vice Chair

MICHAEL S. GELLER  
Commissioner



RICHARD DOZIER  
Commissioner

BRUCE R. SPRINGER  
Commissioner

GEORGE RIECHERS  
Commissioner

MARIA MARZOEKI  
Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, June 26, 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

**PA07-0079 Plot Plan (Option 1 – 2 Buildings)**  
**PA07-0093 Plot Plan (Option 1 – 2 Buildings)**  
**PA07-0080 Tentative Parcel Map No. 35672**  
**PA08-0018 Plot Plan (Option 2 – 1 Building)**  
**P07-121 Specific Plan Amendment**

Applicant: First Industrial Realty Trust, Inc.  
Owner: First Industrial Realty Trust, Inc.  
Representative: Albert A. Webb and Associates  
Location: Southwest corner of Iris Avenue and Indian Street.  
Proposal: The proposed project is for an industrial complex with two buildings (796,171 sq. ft. and 679,554 sq. ft.) on 72.4 net acres. The Tentative Parcel Map will create two parcels. The Specific Plan Amendment will increase the landscape setbacks and reduce building setbacks in the residential buffer zone (area north of the Indian Street channel) in the Moreno Valley Industrial Specific Plan (SP 208). An alternative plan with one 1,560,046 sq. ft. building is also proposed.  
Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2008-26 and thereby:  
1. **ADOPT** a Mitigated Negative Declaration for PA07-0079 and PA07-0093 (Plot Plans for Option 1 – 2 Buildings), PA07-0080 (Tentative Parcel Map 35672), PA08-0018 (Plot Plan for Option 2 – 1 Building) and P07-121 (Specific Plan Amendment), pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,  
2. **APPROVE** PA07-0079 and PA07-0093 (Plot Plans for Option 1 – 2 Buildings), PA07-0080 (Tentative Parcel Map 35672), PA08-0018 (Plot Plan for Option 2 – 1 Building) and P07-121 (Specific Plan Amendment) subject to the attached conditions of approval included as Exhibits A.

720

**PA08-0007 Plot Plan**

Applicant: Parkcrest Development  
Owner: Parkcrest Development  
Representative: Melissa Beeler  
Location: 23031 Sunnymead Boulevard (APN: 292-250-015)  
Proposal: Construction of a 2,203 square foot drive thru car wash facility with vacuums located behind the existing structure approximately 50 feet from the south property line in the Specific Plan 204 Community Commercial zone (SP 204-CC).  
Case Planner: Julia Descoteaux

Recommendation:

**APPROVE** Resolution No. 2008-25 and thereby:

1. **RECOGNIZE** that PA08-0007 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA08-0007 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

**800** Other Business

**810** Approval of Minutes  
**May 22, 2008**

**820** Staff Comments

**900** Commissioners Comments

**1000** Adjournment