

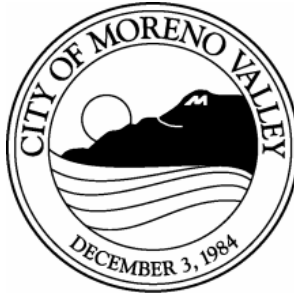
---

**PLANNING COMMISSIONERS**

RICK DE JONG  
Chair

DOUGLAS W. MERKT  
Vice Chair

MICHAEL S. GELLER  
Commissioner



RICHARD DOZIER  
Commissioner

BRUCE R. SPRINGER  
Commissioner

GEORGE RIECHERS  
Commissioner

MARIA MARZOEKI  
Commissioner

---

# PLANNING COMMISSION AGENDA

Thursday, August 14, 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**

**PA07-0139 Plot Plan**  
**PA07-0140 Conditional Use Permit**

*(Continued from PC Meeting of July 10, 2008)*

Applicant: HTH Architects, LLP  
Representative: HTH Architects, LLP  
Location: East side of Perris Boulevard, south of Alessandro Boulevard and north of Brodiaea Avenue.  
Proposal: A proposed two-building commercial complex on approximately 1.10 acres within the Community Commercial (CC) zoning district. A Conditional Use Permit is required for Building 2, which has a drive-thru lane.  
Case Planner: Claudia Manrique  
Recommendation: **APPROVE** Resolution No. 2008-28 and thereby:  
1. **RECOGNIZE** that PA07-0139 (Plot Plan) and PA07-0140 (CUP) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,  
2. **APPROVE** PA07-0139 (Plot Plan) and PA07-0140 (CUP), subject to the attached conditions of approval included as Exhibit A.

**720**

**PA06-0179 Conditional Use Permit**  
**PA06-0180 Plot Plan**  
**P08-017 Variance**

Applicant: Robertson's Ready Mix (Batch Plant)  
Santa Rosa Developers (Self-Storage)  
Owner: Andland Properties, LLC  
Representative: Robertson's Ready Mix  
Location: East of Old 215 Frontage Road, approximately 1,100 feet south of Alessandro Boulevard.  
Proposal: Establishment of a concrete batch plant and self-storage warehouse on approximately 6 acres. The batch plant is a replacement for the existing Robertson's batch plant on Day Street in the City of Moreno Valley and proposes both wet and dry plants. The self-storage facility proposes approximately 690 units in seven, one and two story buildings (approximately 99,000 square feet total building area) with an office and caretaker's residence. The site includes land that is currently part of Old I-215 Frontage Road, and that is to be vacated under approved Parcel Map 33152. The proposed variance would allow a reduction in the front yard setback for the batch plant site from 20 feet to 13 feet due to site constraints presented by an existing high pressure gas pipeline.  
Case Planner: Kathy Dale

Recommendation:

**APPROVE** Resolution No. 2008-29, and thereby:

1. **ADOPT** a Mitigated Negative Declaration and Mitigation Monitoring Program for PA06-0179 (Conditional Use Permit), PA06-0180 (Plot Plan), and P08-017 (Variance) in that this project, as designed and conditioned, will not result in significant environmental impacts; and,
2. **APPROVE** PA06-0179 (Conditional Use Permit), PA06-0180 (Plot Plan) and P08-017 (Variance), subject to the conditions of approval included as Exhibit A of the resolution.

- 800** Other Business
- 810** Approval of Minutes  
**June 26, 2008**  
**July 10, 2008**
- 820** Staff Comments
- 900** Commissioners Comments
- 1000** Adjournment