

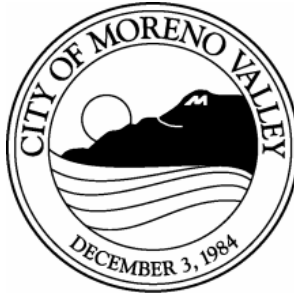
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**PLANNING COMMISSIONERS**

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Commissioner

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Commissioner

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Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, December 4, 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

PA07-0151	Tentative Parcel Map No. 35879
PA07-0152	Master Plot Plan
PA07-0153	Plot Plan
PA07-0154	Plot Plan
PA07-0155	Plot Plan
PA07-0156	Plot Plan
PA08-0057	General Plan Amendment
P08-060	Specific Plan Amendment

Applicant:	Western RealCo
Owner:	Western RealCo
Representative:	Hogle-Ireland, Inc. (Chris Stamps)
Location:	Southeast corner of Iris Avenue and Heacock Street.
Proposal:	The proposed project is for an industrial complex with four buildings (1,484,407 total sq. ft.) on 66.9 net acres. The Tentative Parcel Map No. 35879 will create four parcels. The General Plan and Specific Plan Amendments are required for the realignment of Krameria Street and will amend the Circulation Element of the General Plan and in the Moreno Valley Industrial Specific Plan (SP 208).

Case Planner:	Claudia Manrique
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Recommendation:	<p><b>APPROVE</b> Resolution 2008-50 and thereby:</p> <ol style="list-style-type: none"><li>1. <b>RECOMMEND</b> that the City Council adopt a Mitigated Negative Declaration for PA07-0151 (Tentative Parcel Map No. 35879), PA07-0152 (Master Plot Plan), PA07-0153, PA07-0154, PA07-0155 and PA07-0156 (Plot Plans), PA08-0057 (General Plan Amendment) and P08-060 (Specific Plan Amendment) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,</li><li>2. <b>RECOMMEND</b> that the City Council approve PA07-0151 (Tentative Parcel Map No. 35879), PA07-0152 (Master Plot Plan), PA07-0153, PA07-0154, PA07-0155 and PA07-0156 (Plot Plans), PA08-0057 (General Plan Amendment) and P08-060 (Specific Plan Amendment) subject to the attached conditions of approval included as Exhibits A and B.</li></ol>
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PA08-0023	<b>General Plan Amendment</b>
PA08-0024	<b>Change of Zone</b>
PA08-0025	<b>General Plan Amendment</b>
PA08-0026	<b>Change of Zone</b>
PA08-0027	<b>General Plan Amendment</b>
PA08-0028	<b>Change of Zone</b>
PA08-0029	<b>General Plan Amendment</b>
PA08-0030	<b>Change of Zone</b>

Applicant:	City of Moreno Valley
Owner:	<b>Property 1</b> - Dennis & Virginia Manka <b>Property 2</b> - Dennis & Arlene Devermont <b>Property 3</b> - Hyun and Soon Choi <b>Property 4</b> - John & Chen Sheng, Sylvia Ting and Nien Chang
Location:	<b>Property 1</b> - One parcel totaling 0.60 acres and located on the southeast corner of Valley Springs Parkway and Eucalyptus Avenue (PA08-0029 and 0030 - APN# 263-111-029); <b>Property 2</b> - One parcel totaling 0.25 acres located on the northwest corner of Gina and Dracaea Avenues (PA08-0027 and 0028 - APN# 263-131-009); <b>Property 3</b> - One parcel totaling 0.53 acres located on the northwest corner of Edgemont Street and Cottonwood Avenue (PA08-0025 and 0026 - APN# 263-160-037); <b>Property 4</b> - One parcel totaling 9 acres on the southwest corner of Lasselle Street and Alessandro Boulevard (PA08-0023 and 0024 - APN# 484-030-016).
Proposal:	General Plan Amendments to a (C) Commercial land use district and Change of Zone to NC (Neighborhood Commercial) for four properties in the City of Moreno Valley.
Case Planner:	Mark Gross
Recommendation:	<b>APPROVE</b> Resolution Nos. 2008-46, 2008-47, 2008-48, and 2008-49, <b>RECOMMENDING</b> that the City Council <b>ADOPT</b> a Negative Declaration, <b>DENY</b> a General Plan amendment request from Residential/Office (R/O) to Commercial (C) and change of zone from Office Commercial (OC) to Neighborhood Commercial (NC) for a parcel totaling 0.60 acres located on the southeast corner of Valley Springs Parkway and Eucalyptus Avenue (PA08-0029 and 0030 - APN No. 263-111-029); <b>APPROVE</b> a General Plan amendment request from Residential/Office (R/O) to Commercial (C) and change of zone from Office Commercial (OC) to Neighborhood Commercial (NC) on northwest corner of Gina and Dracaea Avenues (PA08-0027 and 0028 - APN No. 263-131-008, 009); <b>APPROVE</b> a General Plan amendment request from Business Park (BP) to Commercial (C) and change of zone from Business Park (BP) to Neighborhood Commercial (NC) for one parcel totaling 0.53 acres located on the northwest corner of

Edgemont Street and Cottonwood Avenue (PA08-0025 and 0026 - APN No. 263-160-037); **APPROVE** a General Plan amendment from Residential/Office (R/O) to Commercial (C) and change of zone from Office Commercial (OC) to Neighborhood Commercial (NC) on one parcel totaling nine (9) acres on the southwest corner of Lasselle Street and Alessandro Boulevard (PA08-0023-0024 - APN No. 484-030-016).

- 800** Other Business
  - 810** Approval of Minutes  
**October 9, 2008**
  - 820** Staff Comments
- 900** Commissioners Comments
- 1000** Adjournment