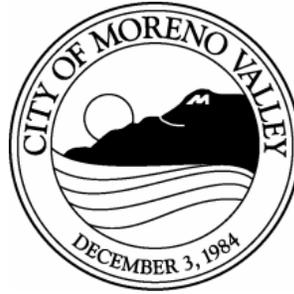

PLANNING COMMISSIONERS

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Chair

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Vice Chair

MICHAEL S. GELLER
Commissioner



RICHARD DOZIER
Commissioner

BRUCE R. SPRINGER
Commissioner

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Commissioner

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Commissioner

PLANNING COMMISSION AGENDA

Thursday, December 18, 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

PA06-0092

Plot Plan

Applicant: Adkan Engineers
Owner: GSL Properties
Representative: Julio Bello
Location: Southeast corner of Heacock Street and Gregory Lane.
Proposal: A Plot Plan application to build a 130-unit senior apartment complex on a 4.34 net acre site. Zone: O (Office).
Case Planner: Gabriel Diaz

Recommendation: **APPROVE** Resolution No. 2008-18, and thereby:
1. **RECOGNIZE** that the project qualifies for Categorical Exemption Section 15332 In-Fill Development under the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA06-0092 (Plot Plan), subject to the attached conditions of approval included as Exhibits A.

720

**PA06-0147
PA06-0150
PA08-0032**

**Plot Plan (Commercial)
Plot Plan (Residential)
Tentative Tract Map No. 35663 (Condominium)**

Applicant: OFA
Owner: Kenney and Jennie Kha
Representative: Jimmy Lee
Location: South side of Sunnymead Boulevard and Back Way, extending to Webster Avenue.
Proposal: Proposed mixed-use development on approximately 2.2 acres with frontage on both Sunnymead Boulevard and Webster Avenue. The proposed commercial development consists of two buildings with a combined leasable area of approximately 16,350 square feet on the 1.3-acre portion of the site fronting Sunnymead Boulevard (in the Mixed-Use land use designation and Village Commercial Residential zone). The 0.9-acre parcel fronting Webster Avenue is proposed for development with four buildings providing 12 townhouse-style single-family residential units (in the Residential/Office land use designation and the Village Office Residential zone). Tentative Tract Map No. 35663 is a condominium map that would accommodate individual sale of residential units. Project design provides for both vehicular and pedestrian connections between Webster Avenue and Sunnymead Boulevard, consistent with the Village Specific Plan.
Case Planner: Kathy Dale

Recommendation: **APPROVE** Resolution No. 2008-52 and thereby:

1. **CONCUR** in the determination at PA06-0147 (Plot Plan) and PA06-0150 (Plot Plan) and PA08-0032 (Tentative Tract Map No. 35663) qualify as exempt in accordance with State CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA06-0147 (Plot Plan, PA05-0150 (Plot Plan) and PA08-0032 (Tentative Tract Map No. 35663), subject to the conditions of approval included as Exhibit A of the resolution.

730

P08-0149 Administrative Plot Plan

Applicant: Capital Holdings Group
Owner: Capital Holdings Group
Representative: Capital Holdings Group
Location: East side of Perris Boulevard, south of Alessandro Boulevard and north of Brodiaea Avenue.
Proposal: A request from the applicant to modify Conditions of Approval from the Transportation Department regarding removal of median on Perris Boulevard and other issues. The commercial complex (PA07-0140) was approved by the Planning Commission on August 14, 2008.
Case Planner: Claudia Manrique
Recommendation: **DENY** Resolution No. 2008-53 and thereby:
1. **DENY** P08-149 (Administrative Plot Plan).

740

PA08-0087 Conditional Use Permit

Applicant: Omnipoint Communications Inc.
Owner: City of Moreno Valley
Representative: Reliant Land Services
Location: 13931 Elsworth Street
Proposal: Conditional Use Permit to allow the installation of an unmanned wireless telecommunications facility including the addition of a 75' tall cellular antenna stealth monopalm including all ground-related equipment enclosed within a 16' x 31' lease area.
Case Planner: James Keller

Recommendation:

APPROVE Resolution No. 2008-54 and thereby:

1. **RECOGNIZE** that PA08-0087 (Conditional Use Permit) as a minor modification to an existing facility, the project qualifies as a Class 32 Categorical Exemption (under Section 15332), and therefore is exempt from the California Environmental Quality Act; and,
2. **APPROVE** PA08-0087 (Conditional Use Permit) subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

800 Other Business

810 Approval of Minutes
November 6, 2008

820 Staff Comments

900 Commissioners Comments

1000 Adjournment