

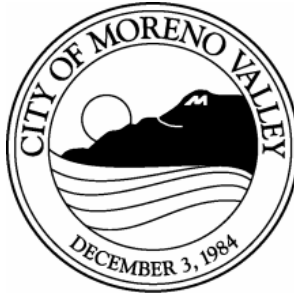
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**PLANNING COMMISSIONERS**

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Commissioner

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# PLANNING COMMISSION REVISED AGENDA

Thursday, January 22, 2009

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

*(Item continued from Planning Commission Meeting of December 4, 2008)*

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

Recommendation: **APPROVE** Resolution 2008-50 and thereby:

1. **RECOMMEND** 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,
2. **RECOMMEND** 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.

720

**PA09-0002**

**Municipal Code Amendment**

Applicant: City of Moreno Valley  
Representative: City of Moreno Valley  
Location: Citywide  
Proposal: The proposed amendment is a comprehensive update to the Moreno Valley Municipal Code 9.17 Landscape Requirement provisions and the Landscape Standards concerning regulations regarding landscape requirements. The amendment considers the overall visual appeal as well as reduced water usage to ensure compliance with State of California requirements.  
Case Planner: Julia Descoteaux  
Recommendation: 1. **RECOGNIZE** that PA09-0002 (Municipal Code Amendment) qualifies as an exemption in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378; and,  
2. **APPROVE** Planning Commission Resolution No. 2009-7, recommending that the City Council approve PA09-0002 (Municipal Code Amendment).

730

**PA08-0095**

**Conditional Use Permit**

Applicant: Omnipoint Communications, Inc.  
Owner: Eastern Municipal Water District  
Representative: Reliant Land Services, Maryann Harwood  
Location: 25545 Kalmia Avenue (water storage tank)  
Proposal: Conditional Use Permit to allow the installation, operation and maintenance of a 45'tall unmanned wireless telecommunications facility stealthed as a eucalyptus tree. The facility will consist of a new 21' x 25' block wall equipment enclosure to contain all ground related equipment.  
Case Planner: James Keller  
Recommendation: **APPROVE** Resolution No. 2009-05 and thereby:  
1. **RECOGNIZE** that PA08-0095 (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** PA08-0095 (Conditional Use Permit), subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

740

**PA08-0091**

**Conditional Use Permit**

Applicant: Marcos Orozco  
 Owner: Buddhadhammo Temple  
 Representative: Marcos Orozco  
 Location: 13920 Nason Street, northwest corner of Nason & Lenzen.  
 Proposal: Conditional Use Permit (PA08-0091) to establish a place of worship and allow construction of a new 2,806 sq. ft. temple/meditation room located in the Office (O) Zoning District.  
 Case Planner: James Keller

Recommendation: **APPROVE** Resolution No. 2009-06 and thereby:

1. **RECOGNIZE** that Pa08-0091 (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** PA08-0091 (Conditional Use Permit) subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**800 Other Business**

810

**PA07-0088**  
**PA07-0089**  
**PA07-0090**  
**P08-057**  
**PA07-0091**  
**P07-157**

**Change of Zone**  
**General Plan Amendment**  
**Tentative Tract Map No. 35629**  
**Phasing Map**  
**Plot Plan**  
**Environmental Impact Report**

Applicant: Highland Fairview Inc.  
 Owner: Highland Fairview Inc.  
 Representative: Wayne Peterson  
 Location: North side of future Eucalyptus Avenue (Fir Avenue), east of Redlands Boulevard, west of Theodore Street and south of Highway 60.  
 Proposal: Tentative parcel map for a 158 gross acre site (265.3 acres with offsite improvements and drainage) into 4 buildable parcels and 2 parcels for future freeway improvements, and a first phase plot plan for a 1,820,000 square foot distribution warehouse on 85 acres. The total project includes 2,620,000 square feet of building area. The project site, now in the BP (Business Park) and CC (Community Commercial) land use districts, proposes a change of zone to LI (Light Industrial) for proposed industrial uses and a

General Plan Amendment to eliminate a planned multi-use trail along the Sinclair Street alignment, the adjustment land use for 2 CC land use district parcels (138 foot width reduction on the east parcel and 93 foot width increase on the west parcel).

Case Planner: Mark Gross

Recommendation: **APPROVE** Resolution No. 2009-01, **RECOMMENDING** that the City Council **DENY** PA07-0089 (General Plan Amendment).

**820 Approval of Minutes  
December 4, 2008**

**830 Staff Comments**

**900 Commissioners Comments**

**1000 Adjournment**