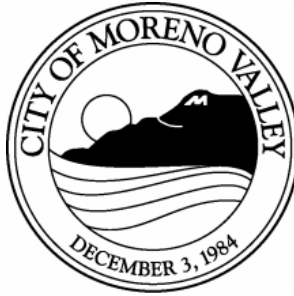

PLANNING COMMISSIONERS

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Chair

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Vice Chair

MICHAEL S. GELLER
Commissioner



RICHARD DOZIER
Commissioner

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Commissioner

PLANNING COMMISSION AGENDA

Thursday, March 12, 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

PA07-0168

Plot Plan

Applicant:

TMS Consortium

Owner:

Granite Capital LLC

Representative:

Tariq Shamma

Location:

North side of Hemlock Avenue, west of Perris Boulevard.

Proposal:

Proposal for a 13 building, 42-unit apartment complex on 3.63 acres in the Residential 15 (R15) zoning district. The apartment project consists of two and three bedroom units with private open space provided for all units. A combination of parking will be available including garages, carports and open parking. The project will enter and exit onto Hemlock Avenue.

Case Planner:

Julia Descoteaux

Recommendation:

APPROVE Resolution No. 2009-13 and thereby:

1. **RECOGNIZE** that PA07-0168 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA07-0168 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

800 Other Business

**810 Approval of Minutes
January 22, 2009**

820 Staff Comments

900 Commissioners Comments

1000 Adjournment