

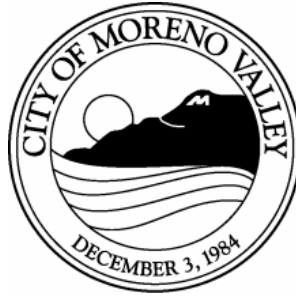
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**PLANNING COMMISSIONERS**

RICK DE JONG  
Chair

RAY L. BAKER  
Commissioner

MICHAEL S. GELLER  
Commissioner



RICHARD DOZIER  
Commissioner

GEORGE SALAS, JR.  
Commissioner

GEORGE RIECHERS  
Commissioner

MARIA MARZOEKI  
Commissioner

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# PLANNING COMMISSION AGENDA

*(as amended 04/09/09)*

**Thursday, April 9, 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**

**PA07-0040 Tentative Tract Map No. 35377**

*(Item continued from Planning Commission Meeting of February 26, 2009)*

Applicant: Michael Dillard  
Representative: Michael Dillard  
Location: Southeast corner of Sue Ann Lane and Herschel Lane.  
Proposal: Tentative Tract Map 35377 proposes the division of a 2.24 acre lot into 9 parcels (ranging from 7,316 to 9,559 sq. ft in size). The project is within the Residential 5 (R5) zoning district.  
Case Planner: Claudia Manrique  
Recommendation: **Continue** to May 14, 2009, to permit applicant additional time to address questions raised at February 26, 2009 meeting.

**720**

**PA08-0072 Plot Plan**

Applicant: Ware Malcomb  
Owner: OMP Cactus LLC  
Representative: Rick Gunter  
Location: Northwest corner of Cactus Avenue and Frederick Street.  
Proposal: A Plot Plan application to build a 522,772 square foot industrial warehouse building on 25.96 acres of land. Zone is Light Industrial (LI) and Business Park Mixed-Use (BPX).  
Case Planner: Gabriel Diaz  
Recommendation: **APPROVE** Resolution No. 2009-15, and thereby:  
1. **ADOPT** a Negative Declaration for PA08-0072 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,  
2. **APPROVE** PA08-0072 (Plot Plan), subject to the attached conditions of approval included as Exhibit A.

730

**PA08-0047**                    **Master Plot Plan**  
**PA08-0048**                    **Conditional Use Permit – Hotel with Kitchenettes**  
**PA08-0049**                    **Plot Plan – Building 1**  
**PA08-0050**                    **Plot Plan – Building 2**  
**PA08-0051**                    **Plot Plan – Building 3**  
**PA08-0052**                    **Plot Plan – Building 4**

Applicant:                    Komar Moreno Valley Cactus LLC  
Owner:                        Komar Moreno Valley Cactus LLC  
Representative:             Clint Knox  
Location:                    Northeast corner of Cactus Avenue and Commerce Center Drive.  
Proposal:                    Master Plot Plan for the approval of a Commercial Retail and Hospitality Center on 6.30 acres. The project includes a 56,000 square foot 4-story, 110-room hotel with kitchenettes, three retail buildings with a total square footage of 20,720, two with drive-thru services and a 4,500 square foot separate restaurant pad building located in the Business Park Mixed-Use (BPX) Zone.  
  
Case Planner:                Julia Descoteaux

Recommendation:         **APPROVE** Resolution No. 2009-9, and thereby:  
1. **ADOPT** a Negative Declaration for PA08-0047 (Master Plot Plan), PA08-0048 (Conditional Use Permit), PA08-0049 (Plot Plan - Building 1), PA08-0050 (Plot Plan - Building 2), PA08-0051 (Plot Plan - Building 3), PA08-0052 (Plot Plan - Building 4) in that these projects as conditioned will not result in significant environmental impacts; and,  
2. **APPROVE** PA08-0047 (Master Plot Plan), PA08-0048 (Conditional Use Permit), PA08-0049 (Plot Plan - Building 1), PA08-0050 (Plot Plan - Building 2), PA08-0051 (Plot Plan - Building 3), and PA08-0052 (Plot Plan - Building 4) subject to the attached conditions of approval included as Exhibit A.

**800**    Other Business

**810**    **2008 Annual Report of the Planning Commission**  
**Recommendation: Forward to City Council**

**820**    Approval of Minutes  
**February 26, 2009**

**830**    Staff Comments

**900**    Commissioners Comments

**1000**    Adjournment