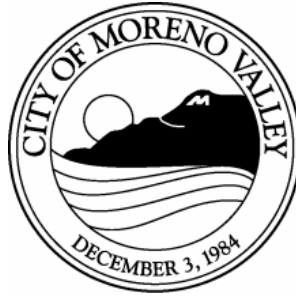

PLANNING COMMISSIONERS

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

PLANNING COMMISSION AGENDA

Thursday, May 14, 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 April 9, 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: **APPROVE** Resolution No. 2009-10 and thereby:
1. **RECOGNIZE** that PA07-0040 (Tentative Tract Map No. 35377) qualify as exemptions in accordance with CEQA Guidelines, Section 15315 (Minor Land Divisions); and,
2. **APPROVE** PA07-0040 (Tentative Tract Map No. 35377) based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.

720

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

(Item continued from Planning Commission Meeting of April 9, 2009)

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.

730

P08-144
P08-140

Amended Plot Plan
Amended Master Plot Plan

Applicant: D. K. Patterson, Inc.
Owner: Moreno Valley Hamner Properties, Inc.
Representative: Dan Patterson
Location: APN: 478-060-005, 006, 007, 008
Proposal: Amended Plot Plan and Amended Master Plot Plan to modify the site plan for the previously approved Master Plot Plan (PA07-0138) and Plot Plan (PA07-0136). The modification includes redesigning the proposed site plan by relocating proposed Parcel 2 north adjacent to the proposed drive aisle. Parcels 1 and 3 will remain in the same location as previously approved with minor adjustments to the parking lot and drive aisles as required.

Case Planner: Julia Descoteaux

- Recommendation: **APPROVE** Resolution No. 2009-18, and thereby:
1. **ADOPT** an Addendum to the Adopted Mitigated Negative Declaration for P08-140 (Amended Plot Plan) and P08-144 (Amended Master Plot Plan) as the projects are within the scope of the Mitigated Negative Declaration approved for PA07-0136 (Plot Plan) and PA07-0138 (Master Plot Plan) in that these projects as conditioned will not result in significant environmental impacts or significant changes to the originally approved project; and,
 2. **APPROVE** P08-140 (Plot Plan) and P08-144 (Master Plot Plan), subject to the attached conditions of approval included as Exhibit A.

- 800** Other Business
 - 810** Election of Officers
 - 820** Approval of Minutes
 - March 12, 2009**
 - April 9, 2009**
 - 830** Staff Comments
- 900** Commissioners Comments
- 1000** Adjournment