

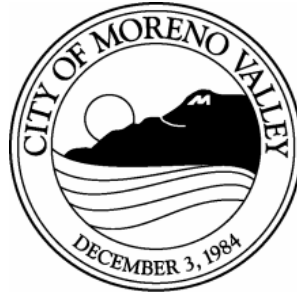
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**PLANNING COMMISSIONERS**

MARIA MARZOEKI  
Chair

GEORGE RIECHERS  
Vice-Chair

MICHAEL S. GELLER  
Commissioner



RICHARD DOZIER  
Commissioner

GEORGE SALAS, JR.  
Commissioner

RICK DE JONG  
Commissioner

RAY L. BAKER  
Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, July 23, 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**

**PA07-0035  
PA07-0039  
PA08-0021**

**Master Plot Plan  
Plot Plan  
Tentative Parcel Map No. 35822**

Applicant: Rados Tenants in Common  
Owner: Rados Tenants in Common  
Representative: Albert A. Webb Associates  
Location: Near the northeast corner of Heacock Street and Iris Avenue.  
Proposal: Master Plot Plan for six industrial buildings to be constructed on six separate parcels located along Revere Place and Concord Way. The buildings range in size from 23,700 square feet to 47,160 square feet. Plot Plan for a 409,598 square foot warehouse distribution facility to be located on 19.27 acres located at the northeast corner of Heacock Street and Iris Avenue. Tentative Parcel Map No. 35822 is also proposed to re-configure property lines for the six buildings under Master Plot Plan to ensure that buildings are not placed over property lines. The map is also intended to combine eleven parcels into a single parcel to develop the 409,598 square foot distribution facility. The project is located in the Industrial (I) zone of the Industrial Area Specific Plan (SP 208).  
Case Planner: Jeff Bradshaw  
Recommendation: **APPROVE** Resolution No. 2009-22, thereby:  
1. **ADOPTING** a Negative Declaration for PA07-0035 (Master Plot Plan), PA07-0039 (Plot Plan), and PA08-0021 (TPM 35822), in that this project will not result in significant environmental impacts; and,  
2. **APPROVING** PA07-0035 (Master Plot Plan), PA07-0039 (Plot Plan), and PA08-0021 (TPM 35822), subject to the attached conditions of approval included as Exhibits A and B.

**720**

**PA09-0006**

**Plot Plan**

Applicant: Jim Nydam  
Owner: Redevelopment Agency of the City of Moreno Valley  
Representative: Robert Lemley  
Location: Northeast corner of Atwood Avenue and Liberty Street  
Proposal: Plot Plan for the development of a 15-unit affordable housing project to house special needs individuals and senior citizens located on 1.57 acres within the Specific Plan 204. The seven duplexes and one single unit will provide one and two bedroom units.

Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2009-25 and thereby:  
1. **RECOGNIZE** that PA09-0006 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,  
2. **APPROVE** PA09-0006 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

**800** Other Business

**810** Approval of Minutes  
**May 14, 2009**

**820** Staff Comments

**900** Commissioners Comments

**1000** Adjournment