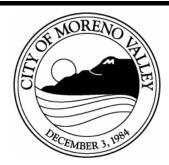
#### PLANNING COMMISSIONERS

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

# PLANNING COMMISSION AGENDA

Thursday, August 13, 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

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

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 June 25, 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: Place off calendar. The project will be re-noticed once the

Applicant has concluded discussions regarding conditions of

approval.

720

PA09-0007 Change of Zone

PA09-0009 General Plan Amendment

Applicant: John Dandurand

Representative: A.A. and Associates (Al Aguirre)
Location: 21652 Cottonwood Avenue

Proposal: General Plan Amendment to change the land use from Business

Park (BP) to Residential/Office (R/)) and Village Office/Residential (VOR). The Change of Zone will change the zoning from Business Park (BP) to Residential 15 (R15). The parcel has an existing

single family residence and a multiple-family duplex.

Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2009-23, **RECOMMENDING** that the City Council:

- RECOGNIZE that PA09-0009 (General Plan Amendment) and PA09-0007 (Change of Zone) qualify as exemptions in accordance with CEQA Guidelines, Section 15305 (Minor Alterations in Land Use Limitation); and,
- 2. **APPROVE** PA09-0009 (General Plan Amendment) and PA09-0007 (Change of Zone).

730

PA09-0018 General Plan Amendment PA08-0099 Municipal Code Amendment

Applicant: City of Moreno Valley Representative: Planning Division City-Wide

Proposal: To amend the City's General Plan and municipal code regulations

regarding multiple family development standards.

Case Planner: Claudia Manrique

Recommendation:

- 1. **RECOGNIZE** that PA08-0099 (Municipal Code Amendment) and PA09-0018 (General Plan Amendment) qualify as exemptions in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378; and,
- APPROVE Planning Commission Resolution No. 2009-24, RECOMMENDING that the City Council APPROVE PA08-0099 (Municipal Code Amendment) and PA09-0018 (General Plan Amendment).

#### 800 Other Business

810 Approval of Minutes
June 11, 2009
June 25, 2009

820 Staff Comments

900 Commissioners Comments

**1000** Adjournment