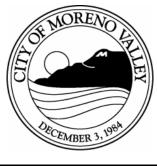
#### PLANNING COMMISSIONERS

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, November 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.

### 710

PA08-0101	Amended Conditional Use Permit
Applicant: Owner: Representative: Location:	Stantec Consulting Inc. Chevron USA Bob Superneau 12431 Heacock Street (APN: 292-160-027 & portion of 292-160- 039).
Proposal: Case Planner:	An Amended Conditional Use Permit to reconstruct and expand the existing fueling station, including the addition of a 2,939 square foot convenience store and an automated drive through car wash. The project is on 0.71 acres and is located in the Specific Plan 204 Community Commercial (CC) Zone. Julia Descoteaux
Recommendation:	<ul> <li>APPROVE Resolution No. 2009-31 and thereby:</li> <li>1. RECOGNIZE that PA08-0101 (Amended Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,</li> <li>2. APPROVE PA08-0101 (Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.</li> </ul>

#### 720

PA09-0029	Municipal Code Amendment
Applicant: Representative: Location: Proposal:	City of Moreno Valley City of Moreno Valley Citywide The proposed amendment is a minor update to the Moreno Valley Municipal Code 9.17 Landscape Requirement provisions and the Landscape Standards concerning regulations regarding landscape requirements. The amendment considers the overall visual appeal as well as reduced water usage to ensure compliance with State of California requirements.
Case Planner:	Julia Descoteaux
Recommendation:	<ul> <li>ADOPT Resolution No. 2009-32 and thereby, recommend that the City Council take the following actions:</li> <li>1. RECOGNIZE that PA09-0029 (Municipal Code Amendment) qualifies as an exemption in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378; and,</li> <li>2. APPROVE PA09-0029 (Municipal Code Amendment) as shown on attachments included as Attachments 3 and 4.</li> </ul>

## 800

- 810 Staff Comments
- 900 Commissioners Comments
- 1000 Adjournment