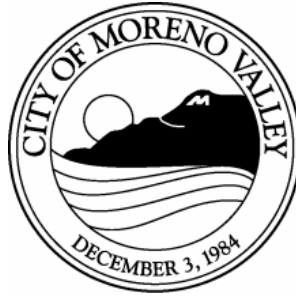

PLANNING COMMISSIONERS

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

(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