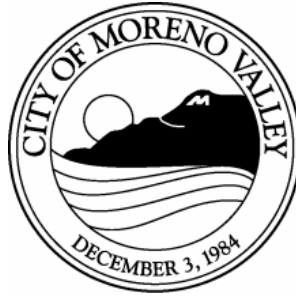

PLANNING COMMISSIONERS

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, June 25, 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

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 May 14, 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: **Continue** to August 13, 2009 per Applicant's request, to provide additional time to discuss their conditions of approval.

720

PA07-0040 Tentative Tract Map No. 35377

(Item continued from Planning Commission Meeting of June 11, 2009)

Applicant: Michael Dillard
Representative: Michael Dillard
Location: Southeast corner of Sue Ann Lane and Herschel Lane.
Proposal: Tentative Tract Map No. 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.

PA05-0069
PA05-0071

Change of Zone
Tentative Tract Map No. 32388

Applicant: Elie Abinader, John Klaeb, and Naji Doumit
 Owners: Elie Abinader, John Klaeb, and Naji Doumit
 Representative: Foresight Engineering
 Location: South side of Mountain Ranch Road at Northshore Drive.
 Proposal: Tentative Tract Map No. 32388 to subdivide approximately 9.5 acres into 14 lots for single-family residential development. The accompanying change of zone would modify the existing Residential 1 land use district to the Residential 2 district, which is consistent with the existing Residential 2 General Plan land use designation.

Case Planner: Kathy Dale

Recommendation: **APPROVE** Resolution No. 2009-20, **RECOMMENDING** that the City Council:

1. **ADOPT** a Mitigated Negative Declaration for PA05-0069 (Change of Zone) and PA05-0071 (Tentative Tract Map No. 32388) in that, as designed and conditioned, this project will not result in significant environmental impacts;
2. **APPROVE** PA05-0069 (Change of Zone), based on the findings contained in the resolution and as shown on the attachment included as Exhibit A of the resolution; and,
3. **APPROVE** PA05-0071 (Tentative Tract Map No. 32388), based on the findings contained in the resolution and subject to the conditions of approval attached as Exhibit B of the resolution.

800 Other Business

810 Staff Comments

900 Commissioners Comments

1000 Adjournment