

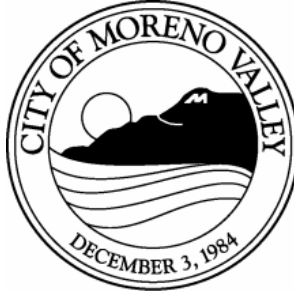
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**PLANNING COMMISSIONERS**

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, 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
- 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**

<b>PA08-0047</b>	<b>Master Plot Plan</b>
<b>PA08-0048</b>	<b>Conditional Use Permit – Hotel with Kitchenettes</b>
<b>PA08-0049</b>	<b>Plot Plan – Building 1</b>
<b>PA08-0050</b>	<b>Plot Plan – Building 2</b>
<b>PA08-0051</b>	<b>Plot Plan – Building 3</b>
<b>PA08-0052</b>	<b>Plot Plan – Building 4</b>

*(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**

<b>PA09-0007</b>	<b>Change of Zone</b>
<b>PA09-0009</b>	<b>General Plan Amendment</b>

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:

1. **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  
Location:                        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,
2. **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