PLANNING COMMISSIONERS

MARIA MARZOEKI

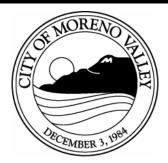
GEORGE RIECHERS Vice-Chair

MICHAEL S. GELLER Commissioner

100

600

Call to Order



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

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)

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.

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

700 Public Hearing Items

710

PA08-0101 Amended Conditional Use Permit

Applicant: Stantec Consulting Inc.

Owner: Chevron USA Representative: Bob Superneau

Location: 12431 Heacock Street (APN: 292-160-027 & portion of 292-160-

039).

Proposal: 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.

Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2009-31 and thereby:

 RECOGNIZE that PA08-0101 (Amended Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,

2. APPROVE PA08-0101 (Amended Conditional Use Permit) subject to the attached conditions of approval included as

Exhibit A.

720

PA09-0029 Municipal Code Amendment

Applicant: City of Moreno Valley Representative: City of Moreno Valley

Location: Citywide

Proposal: 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: ADOPT Resolution No. 2009-32 and thereby, recommend that the

City Council take the following actions:

 RECOGNIZE that PA09-0029 (Municipal Code Amendment) qualifies as an exemption in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378; and,

2. **APPROVE** PA09-0029 (Municipal Code Amendment) as shown on attachments included as Attachments 3 and 4.

800

810 Staff Comments

900 Commissioners Comments

1000 Adjournment