
PLANNING COMMISSIONERS

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Vice-Chair

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Commissioner



RICHARD DOZIER
Commissioner

GEORGE SALAS, JR.
Commissioner

MARIA MARZOEKI
Commissioner

VACANT
Commissioner

PLANNING COMMISSION AGENDA

January 27, 2011

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(ON DISPLAY AT THE REAR OF THE ROOM)

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 Mel Alonzo, ADA Coordinator at (951) 413-3027 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.

NON-PUBLIC HEARING ITEMS

APPROVAL OF MINUTES

1. [November 18, 2010](#)

PUBLIC HEARING ITEMS

1. Case Number: P10-093
Case Description: [P10-093 Variance application to replace a two-car garage with a single car garage.](#)
Case Type: Variance
Applicant: Jose A. Navarro
Owner: Jose A. Navarro
Representative: Maurice Ramirez
Location: Southwest corner of Ironwood Avenue and Marigold Avenue at 12013 Marigold Avenue (APN 481-031-001)
Proposal: The City is in the process of improving Ironwood Avenue from Heacock Street to Perris Boulevard to a four lane arterial. A strip of land 11 feet wide along the project site's Ironwood Avenue frontage is needed to widen this section of Ironwood Avenue.

The existing two car garage facing Ironwood Avenue must be closed due to right-of-way acquisition which will result in the loss of the driveway. The City's Municipal Code requires a two car garage for all single-family residences. The project site does not have sufficient area to accommodate building a new two car garage. A variance is requested for a one car garage. The new garage will be accessed via a new driveway on Marigold Avenue.

Case Planner: Jeff Bradshaw

Recommendation: **APPROVE** Resolution No. 2011-01 and thereby:
 1. **RECOGNIZE** that Variance application P10-093 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; and

2. **APPROVE** Variance application P10-093, subject to the findings in Planning Commission Resolution No. 2011-01.

2. Case Number: P10-104P10-083
Case Description: [P10-104 Variance](#)
P10-083 Amended Plot Plan
The proposed project is a request for a Variance for parking lot and landscaping improvements which do not meet the current development standards and an Amended Plot Plan for the Change of Use from Retail to Office.
Case Type: VarianceAmended Plot Plan
Applicant: Daniel Estay
Owner: Guillermo Valenzuela MD
Representative: Daniel Estay
Location: 24226 Sunnymead Boulevard(481-112-009)
Proposal: The proposed project is a request for a Variance for parking lot and landscaping improvements. Due to the existing site constraints, the minimum development standards cannot be met. The applicant is changing the use from retail to office for the purpose of a medical office which requires additional parking. The existing zoning is within the Specific Plan 204 Village Commercial Residential (SP204 VCR).
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2011-02 and thereby:

1. **RECOGNIZE** that P10-104, Variance and P10-083 Amended Plot Plan qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** P10-104, Variance and P10-083 Amended Plot Plan subject to the attached conditions of approval included as Exhibit A.

3. Case Number: P10-109
Case Description: [P10-109 Amended Conditional Use Permit for Lighthouse Treatment Center to provide transitional living services to Veterans.](#)
Duplicate, please approve! Don't ask any questions!!!
Case Type: Amended Conditional Use Permit
Applicant: Karyn Young-Lowe

Owner: Karyn Young-Lowe
Representative: Karyn Young-Lowe
Location: 15333 Sheila Street
(486-084-014)
Proposal: The proposed project modifies the approved Conditional Use Permit for the Residential Treatment Facility clientele from women to homeless male veterans. The project is located in an existing multi-family structure in the Residential 20 (R20) zone which allows this use with a Conditional Use Permit.
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2011-03 and thereby:

1. **RECOGNIZE** that P10-109, Amended Conditional Use Permit qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** P10-109, Amended Conditional Use Permit subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT