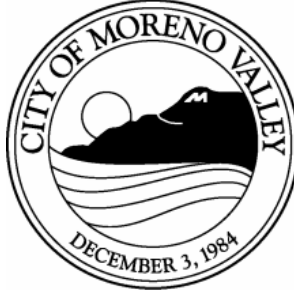

PLANNING COMMISSIONERS

RICK DE JONG
Chair

RAY L. BAKER
Vice-Chair

MICHAEL S. GELLER
Commissioner



RICHARD DOZIER
Commissioner

GEORGE SALAS, JR.
Commissioner

MARIA MARZOEKI
Commissioner

VACANT
Commissioner

PLANNING COMMISSION AGENDA

February 24, 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. [JANUARY 27, 2011](#)

PUBLIC HEARING ITEMS

1. Case Number: P10-031
Case Description: [P10-031 - Amended Conditional Use Permit to expand an approved concrete batch plant onto an adjoining parcel that was previously approved for a self-storage warehouse facility.](#)

Case Type: Amended Conditional Use Permit
Applicant: Robertson's
Owner: RRM Prop.
Representative: Robertson's
Location: East side of Old 215 Frontage Road and south of Alessandro Boulevard.

Proposal: Amended Conditional Use Permit would expand an approved concrete batch plant onto an adjoining parcel that was previously approved for a self-storage warehouse facility. The proposal would increase the concrete batch plant site from 2.05 acres to 5.1 acres. The expanded site will be utilized to store materials produced at the plant and concrete delivery trucks. The proposal would screen the storage area with solid walls and a tree row along the north, south and east property lines. The three-sided material storage building located along Old Highway 215 would increase in length from 195 feet to 286 feet. The proposal will not increase daily production beyond what was originally approved by the Planning Commission on August 14, 2008.

Case Planner: Jeff Bradshaw, Associate Planner

Recommendation: **APPROVE** Resolution No. 2011-04 and thereby:
 1. **APPROVE** an addendum to a Mitigated Negative Declaration and associated Mitigation Monitoring Program for Amended Conditional Use Permit P10-031 in that the application, as designed and conditioned, will not result in significant environmental impacts; and,

2. **APPROVE** Amended Conditional Use Permit application P10-031, subject to the Conditions of approval as attached as Exhibit A.

2. Case Number: PA10-0038
PA10-0039
PA10-0029

Case Description: [The applicant proposes Tentative Tract Map No. 36340 for the development of a 275 lot single-family residential small lot detached subdivision on an approximate 29 acre site to include a community recreation facility with pool. The applicant is also requesting a Conditional Use Permit \(CUP\) for the approval of a Planned Unit Development \(PUD\) to include common open space lots for recreational opportunities within the R15 \(Residential 15\) land use district and protection of existing rock outcroppings with private open space and an existing drainage basin within the OS \(Open Space\) land use district. The A condominium map \(No. 32825\) was previously recorded for the subject property, while the site had been graded.](#)

Case Type: Tentative Tract Map No. 36340
Conditional Use Permit
Development Agreement

Applicant: Beazer Homes
Owner: Beazer Homes
Representative: MDS Consulting
Location: Southeast corner of Fir Avenue and Eucalyptus Avenue.

Proposal: A Tentative Tract Map No. 36340 (PA10-0038) and a Conditional Use Permit (PA20-0039) for a 275 small lot single-family residential detached Planned Unit Development (PUD) to include a community recreation building, private open space, drainage and various community open space lots on a 29.27 acre parcel of land in the Residential 15 (R15) and Open Space (OS) land use districts. A development agreement (PA10-0029) is included with the project. A 276 unit condominium map (No. 32825) was originally recorded for the subject property and the site was previously graded.

Case Planner: Mark Gross, Senior Planner

Recommendation: **APPROVE** Resolution Nos. 2011-05, 2011-06 2011-07 and thereby:

1. **ADOPT** an Addendum to a Negative Declaration: and,
2. **APPROVE** PA10-0038 (Tentative Tract Map No. 36340) and PA10-0039 (Conditional Use Permit/Planned Unit Development) for a 275 lot single-family residential development with common and natural open space areas and a community recreation building with pool on an approximately 29 gross-acre site in the R15 (Residential -15) and OS (Open Space) land use districts, based on the findings included in the resolutions, subject to the attached conditions of approval included as Exhibit A to the resolutions (Attachments 2 and 3); and,
3. **RECOMMEND** that the City Council **APPROVE** PA10-0029 (Development Agreement) based on the findings included in the resolution (Attachment 4).

OTHER BUSINESS

1. [2010 Annual Report of the Planning Commission](#)
 1. **ACCEPT** the 2010 Annual Report of the Planning Commission; and,
 2. **DIRECT** Staff to forward the 2010 Annual Report of the Planning Commission to the City Council.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT