

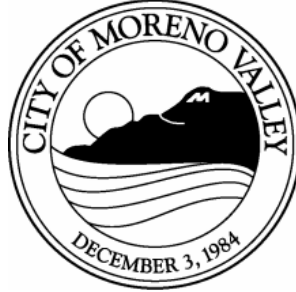
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**PLANNING COMMISSIONERS**

RAY L. BAKER  
Vice-Chair

RICHARD DOZIER  
Commissioner

GEORGE SALAS, JR.  
Commissioner



AMBER CROTHERS  
Commissioner

THOMAS A. OWINGS  
Commissioner

CARLOS RAMIREZ  
Commissioner

MELI VAN NATTA  
Commissioner

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# **PLANNING COMMISSION AGENDA**

**May 12, 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

1. Recognition of Former Planning Commissioners:  
Michael Geller, 14 Years of Dedicated Service  
Rick De Jong, 9 Years of Dedicated Service  
Maria Marzoeke, 8 Years of Dedicated Service
2. [PA11-0017 - Fiscal Year 2011-2012 Capital Improvement Plan Conformance with General Plan](#)

**Recommendation:** That the Planning Commission make a finding that the Fiscal Year 2011-2012 Proposed Capital Improvement Plan is in conformance with the City of Moreno Valley's General Plan.

## PUBLIC HEARING ITEMS

1. Case Number: PA10-0035  
Case Description: [PA10-0035 Amendment to Municipal Code for Water Quality requirements.](#)  
Case Type: Municipal Code Amendment  
Applicant: City of Moreno Valley  
Owner: City of Moreno Valley  
Representative: City of Moreno Valley  
Location: City Wide  
Proposal: The proposed amendment is an update to the City's Municipal Code to implement new design standards to comply with the 2010 National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer (MS4) Permit which is designed to minimize impacts from new development as well as redevelopment projects discharging urban waters entering Waters of the U.S. from municipal separate storm sewer systems which is regulated under the National Pollutant Discharge Elimination System (NPDES) permit.  
Case Planner: Julia Descoteaux  
**Recommendation:** **APPROVE** Resolution No. 2011 and thereby **RECOMMEND** that the City Council:
  1. **APPROVE** PA10-0035 (Municipal Code Amendment); and,
  2. **RECOGNIZE** that PA10-0035 (Municipal Code Amendment) qualifies as an exemption in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378.

2. Case Number: P11-029  
Case Description: [Amendment to Aquabella Development Agreement](#)  
Case Type: Development Agreement Amendment  
Applicant: Highland Fairview  
Owner: Moreno Valley Properties  
Representative: Wayne Peterson  
Location: NEC Lasselle Street and Cactus Avenue  
Proposal: Amendment to Aquabella Development Agreement to remove Planning Area 2 (portion of Parcel 486-280-045).  
Case Planner: John C. Terell, AICP

**Recommendation:** **APPROVE** Resolution No. 2011-14 and thereby **RECOMMEND** that the City Council:

1. **RECOGNIZE** that P11-029 is exempt from the California Environmental Quality Act as the First Amendment would not result in substantial changes to the Aquabella Development Agreement necessitating additional environmental review; and,
2. **APPROVE** P11-029, a First Amendment to the Aquabella Development Agreement to remove Planning Area 2, a 13.2-acre parcel at the northeast corner of Cactus Avenue and Lasselle Street.

3. Case Number: P08-133  
PA08-0097  
PA08-0098  
PA09-0022  
PA10-0017  
Case Description: [Plot Plan for a 937,260 square foot warehouse facility on 55 acres, Tentative Parcel Map No. 36027, Zone Change from BP to LI, a Municipal Code Amendment and an Environmental Impact Report.](#)  
Case Type: Environmental Impact Report  
Plot Plan with hearing for a 937,260 square foot warehouse building on 55 acres  
Zone Change from Business Park (BP) to Light Industrial (LI)  
Tentative Parcel Map No. 36207  
Municipal Code Amendment to Section 9.05  
Applicant: Ridge Rancho Belago, LLC

Owner: Ridge Rancho Belago, LLC  
Representative: Inland Empire Development Services  
Location: South side of State Route 60, on the north side of Eucalyptus Avenue, approximately 650 feet west of Redlands Boulevard.  
Proposal: West Ridge Commerce Center project for a 937,260 square foot warehouse distribution building on a 55-acre site. Approval of this project requires adoption of a Zone Change from the BP to LI and a Municipal Code Amendment to require a buffer in the LI zone between warehouses of 50,000 square and larger and adjacent Residential districts. Tentative Parcel Map No. 36207 is required to combine the multiple parcels of the project site into a single parcel. This project also requires certification of an Environmental Impact Report.  
Case Planner: Jeff Bradshaw  
**Recommendation:** **ADOPT** Resolution No. 2011-13 and thereby **RECOMMEND** that the City Council:

1. **APPROVE AND CERTIFY** that the Environmental Impact Report (EIR) for the West Ridge Commerce Center Project (Exhibit A) has been completed in compliance with the California Environmental Quality Act; and,
2. **APPROVE** PA08-0097 (Zone Change) for 55 acres from Business Park (BP) to Light Industrial (LI) as shown on Exhibit B; and,
3. **APPROVE** PA10-0017 (Municipal Code Amendment) to provide for setbacks and buffering of warehouse/industrial building from adjacent residential zones as shown on Exhibit C; and,
4. **APPROVE** PA08-0097 (Plot Plan), subject to the attached conditions of approval included as Exhibit D; and,
5. **APPROVE** PA09-0022 (Tentative Parcel Map No. 36207), subject to the attached conditions of approval included as Exhibit E.

## **OTHER BUSINESS**

1. [Denial Resolution: PA10-0022 \(Municipal Code Amendment - Dark Sky\)](#)

**Recommendation:**

**APPROVE** Resolution No. 2011-10, recognizing that any proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines and **RECOMMEND** to City Council the **DENIAL** of proposed Municipal Code amendments to Title 9, Chapter 9.08, Section 9.08.100, "Lighting", Section 9.08.190, "Street Lighting", Chapter 9.16 Article IV "Applications for Hillside Development", Section 9.16.235 "Hillside Design Guidelines", Article VI, Applications for Lighting, Section 9.16.280 "General Requirements", and Chapter 9.15 Section 9.15.030, "Definitions" relating to dark sky provisions for general, athletic field/park and street lighting citywide.

2. Election of Officers

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**