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**PLANNING COMMISSIONERS**

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Commissioner

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AMBER CROTHERS  
Commissioner

THOMAS A. OWINGS  
Commissioner

CARLOS RAMIREZ  
Commissioner

MELI VAN NATTA  
Commissioner

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# **PLANNING COMMISSION AGENDA**

**June 9, 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

### PUBLIC HEARING ITEMS

1. Case Number: P11-030  
Case Description: [Change of product for an existing Planned Unit Development for the remaining 15 lots in the approved Planned Unit Development \(PA04-0057\) for Tract 31414 \(PA04-0016\).](#)  
  
Case Type: Amended Conditional Use Permit  
Applicant: GFR Enterprises, Inc.  
Owner: Pigeon Pass  
Representative: GFR Enterprises, Inc.  
Location: Southwest corner of Pigeon Pass Road and Sunnymead Ranch Parkway  
  
Proposal: Amended Conditional Use Permit for a change of product.  
  
Case Planner: Jeff Bradshaw

**Recommendation:** **APPROVE** Resolution No. 2011-16 and thereby:

  1. **RECOGNIZE** that this project is consistent with the original environmental findings approved under PA04-0016 and PA04-0057 for Tract 31414, and no subsequent Negative Declaration is warranted.
  2. **APPROVE** P11-030 (Amended Conditional Use Permit) subject to the Conditions of Approval attached as Exhibit A.
  
2. Case Numbers: PA09-0031  
PA09-0032  
P09-099  
  
Case Description: [Construction of a new express car wash and retail center.](#)  
  
Case Type: Plot Plan  
Conditional Use Permit  
Variance  
  
Applicant: Gazretail Architects  
Owner: Yoon Ku Byun  
Representative: Andrew Paszterko, Architect  
Location: NEC Alessandro Boulevard and Graham Street (APN: 296-280-018)

Proposal: A Plot Plan for the construction of a commercial center to include an express car wash with vacuum stations, and an approximately 5,150 square feet retail building, including a proposed convenience store, and two additional retail/restaurant suites. The application includes a Conditional Use Permit for the sale of alcohol (Beer and wine for off premises consumption) and a Variance for the reduced front setback landscaping along Alessandro Boulevard due to the site constraints.

Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2011-18 and thereby:

1. **RECOGNIZE** that PA09-0031 (Plot Plan), PA09-0032 (Conditional Use Permit) and P09-099 (Variance) qualify as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA09-0031 (Plot Plan), PA09-0032 (Conditional Use Permit) and P09-099 (Variance) subject to the attached conditions of approval included as Exhibit A.

3. Case Number: PA11-0009  
P11-016  
Case Description: [Construction of a new three story medical office building.](#)  
Case Type: Plot Plan  
Master Plot Plan  
Applicant: Kaiser Permanente  
Owner: Kaiser Foundation Hospitals  
Representative: Skyler Dennision  
Location: 27300 Iris Avenue (APN: 486-310-024)  
Proposal: A Plot Plan for a 74,425 square foot three story medical office building to be constructed west of the existing Kaiser Medical Center and a Master Plot Plan to incorporate the new building into the Medical Center complex. The project site is in the Office Commercial zone (OC) within the Medical Use Overlay District (MUO).  
Case Planner: Julia Descoteaux

**Recommendation:**

**APPROVE** Resolution No. 2011-17 and thereby:

1. **RECOGNIZE** that PA11-0009 (Plot Plan) and P11-016 (Master Plot Plan) qualify for an Addendum to the adopted Negative Declaration per the California Environmental Quality Act (CEQA), 15164 (b) as the project is within the scope of the Negative Declaration approved for PA06-0133 (Plot Plan); and,
2. **APPROVE** PA11-0009 (Plot Plan) and P11-016 (Master Plot Plan) subject to the attached conditions of approval included as Exhibit A.

**OTHER BUSINESS**

1. [Denial Resolution: PA08-0098 \(Change of Zone\) for 55 acres from Business Park \(BP\) to Light Industrial \(LI\)](#)

**Recommendation:**

**APPROVE** Resolution No. 2011-13 to **DENY** a Change of Zone (PA08-0098) for an approximately 55 acre site from BP (Business Park) to LI (Light Industrial).

2. Brown Act Training
3. Election of Officers

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**