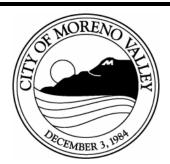
PLANNING COMMISSIONERS

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

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

> Change of product for an existing Planned Unit Case Description:

Development for the remaining 15 lots in the approved Planned Unit Development (PA04-

0057) for Tract 31414 (PA04-0016).

Amended Conditional Use Permit Case Type:

Applicant: GFR Enterprises, Inc.

Owner: Pigeon Pass

Representative: GFR Enterprises, Inc.

Southwest corner of Pigeon Pass Road and Location:

Sunnymead Ranch Parkway

Amended Conditional Use Permit for a change Proposal:

of product.

Jeff Bradshaw Case Planner:

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

Construction of a new express car wash and Case Description:

retail center.

Plot Plan Case Type:

Conditional Use Permit

Variance

Applicant: Gazretail Architects Owner: Yoon Ku Byun

Representative: Andrew Paszterko, Architect

NEC Alessandro Boulevard and Graham Street Location:

(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 with California accordance the Environmental Quality Act (CEQA) Guidelines. Section (In-Fill 15332 Development Projects); and,

 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:

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. <u>Denial Resolution: PA08-0098 (Change of Zone) for 55 acres from Business</u>
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