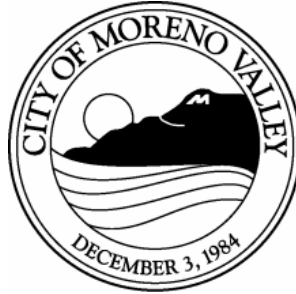

PLANNING COMMISSIONERS

RAY L. BAKER
Chair

GEORGE SALAS, JR.
Vice-Chair

VACANT
Commissioner



AMBER CROTHERS
Commissioner

THOMAS A. OWINGS
Commissioner

CARLOS RAMIREZ
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION AGENDA

August 11, 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

PUBLIC HEARING ITEMS

1. Case Number: P11-0251
Case Description: [To modify an existing sign program and replace an existing 35 foot high freeway pylon sign with a new sign at a height of 80 feet within the Towngate Specific Plan No. 200 - Towngate Shopping Center/Plaza](#)

Case Type: Sign Program Amendment
Applicant: Fritz Duda Company
Owner: Fritz Duda Company
Representative: John Loper
Location: South side of Highway 60 between Day Street and Frederick Street (Towngate Shopping Center)

Proposal: To modify an existing sign program and replace an existing 35 foot high freeway pylon sign with a new sign at a height of 80 feet within the Towngate Specific Plan No. 200 - Towngate Shopping Center/Plaza

Case Planner: Mark Gross

Recommendation: **APPROVE** Resolution No. 2011-21 and thereby:
 1. **RECOGNIZE** that the proposed sign program amendment and pylon sign modification are exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15302, "Replacement or Reconstruction" and 15311, "Accessory Structures" and,
 2. **APPROVE** P11-0251 to amend an existing sign program and 35 foot high pylon sign and replace with a new 80 foot high pylon sign within the Towngate Specific Plan No. 200 – Towngate Plaza and Towngate Community Shopping Centers, subject to the attached resolution (Attachment 2).

2. Case Number: P11-055
Case Description: [Amended Conditional Use Permit](#)
Case Type: Amended Conditional Use Permit
Applicant: T-Mobile West
Owner: Moreno Valley Community Services
Representative: Barbara Saito, Avila Inc.
Location: 25890 Cottonwood Avenue
Proposal: A proposal to revise the Conditions of Approval regarding the materials and design for PA09-0045, an approved 50 foot tall monopine telecommunications facility to be located on the west side of Cottonwood Park. The site is the equestrian parks with a zoning of Residential Agriculture 2 (RA2).
Case Planner: Julia Descoteaux
- Recommendation:** **APPROVE** Resolution No. 2011-20 and thereby:
1. **RECOGNIZE** that P11-055 (Amended Conditional Use Permit) is within the scope of the environmental approved with PA09-0045 and therefore exempt from the requirements of CEQA; and,
 2. **APPROVE** P11-055 (Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.
3. Case Number: PA05-0135
Case Description: [Tentative Tract Map 32556](#)
Case Type: Tentative Tract Map
Applicant: Ivermex Inc
Owner: Ivermex Inc.
Representative: CES Consultants Inc
Location: East of Heacock Street, south of JFK (485-020-005)
Proposal: Tentative Tract Map 32556 subdivides 9.39 gross acres into thirty single-family residential lots ranging in lot size from 7,292 square feet to 12,828 square feet and two lettered lots for the water quality and detention basin in the Residential Five (R5) zone.
Case Planner: Julia Descoteaux

Recommendation:

APPROVE Resolution No. 2011-22 and thereby:

1. **ADOPT** a Negative Declaration for PA05-0135 (Tentative Parcel Map 32556) pursuant to the California Environmental Quality Act (CEQA) Guidelines since the project as designed and conditioned would not have the potential to create significant environmental impacts; and,
2. **APPROVE** PA05-0135 (Tentative Tract Map 32556) subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT