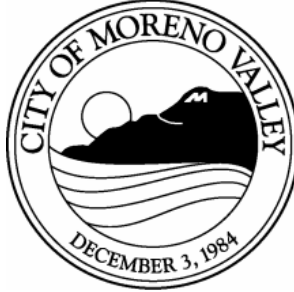

PLANNING COMMISSIONERS

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

November 3, 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: P11-099
Case Description: [Development Agreement Amendment of the TownGate Specific Plan](#)
Case Type: Development Agreement Amendment
Applicant: City of Moreno Valley
Owner: Multiple Owners within TownGate Specific Plan (SP200)
Representative: Barry Foster, Director of Community & Economic Development
Location: TownGate Specific Plan, southerly of State Highway 60, easterly of Day Street, westerly of Frederick Street and northerly of Cottonwood Avenue.
Proposal: Amendment to the Annexation and Development Agreement for TownGate Mixed-Use Specific Plan, extending the term of the Agreement by five years.
Case Planner: John C. Terrell, Planning Official
Recommendation: **APPROVE** Resolution No. 2011-32 and thereby, **RECOMMEND** that the City Council:
 1. **RECOGNIZE** that the proposal is exempt from CEQA under 15061 (b)(3) of the CEQA Guidelines; and,
 2. **APPROVE** the Third Amendment to the Annexation and Development Agreement.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT