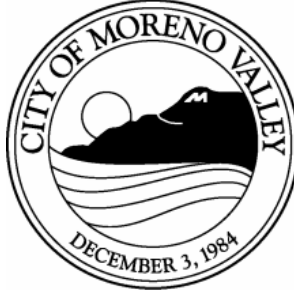

PLANNING COMMISSIONERS

RAY L. BAKER
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFERY GIBA
Commissioner



AMBER CROTHERS
Commissioner

THOMAS A. OWINGS
Commissioner

CARLOS RAMIREZ
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION AGENDA

March 8, 2012

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: PA11-0038, P11-098 and P12-012
Case Description: [A 3,838 square foot fast food restaurant with drive-thru proposed to be located in the Moreno Valley Plaza commercial shopping.](#)

Case Type: Conditional Use Permit, Amended Plot Plan and Administrative Variance
Applicant: McDonald's USA, LLC
Owner: Moreno Valley Plaza Ltd
Representative: Fiedler Group
Location: 23831 Sunnymead Boulevard - Located on the south side of Sunnymead Blvd., between Graham Street and Heacock Street

Proposal: A Conditional Use Permit (CUP) and an amended plot plan for a 3,838 square foot fast food restaurant with drive-thru within the Moreno Valley Plaza commercial shopping center on a shared 18.20 acre site within the Community Commercial (CC) land use district and Village Specific Plan (SP No. 204) The project will also include an administrative variance for a building trellis encroaching two (2) feet into the front yard setback and the demolition of a 6,636 square foot retail building.

Case Planner: Mark Gross

Recommendation: **APPROVE** Resolution No. 2012-05 and thereby:
 1. **RECOGNIZE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 "New Construction or conversion of small structures."; and
 2. **APPROVE** PA11-0038 (Conditional Use Permit), P11-098 (Amended Master Plot Plan) and P12-012 (Administrative Variance) for an approximate 3,838 square foot fast restaurant with drive thru, encroachment of a trellis two (2) feet into the front yard setback and the demolition of an existing 6,636 square foot retail building within the Moreno Valley Plaza shopping center on a shared

18.20 acre site within the Community Commercial (CC) land use district and Village Specific Plan (SP204), based on the findings included in the resolution, subject to the attached conditions of approval included as Exhibit A to the resolution (Attachment 2).

2. Case Number: PA10-0030
Case Description: [To amend the municipal code regulations regarding: \(1\) Adopting WRCOG Good Neighbor Guidelines. \(2\) Parking Standards for Restaurants. \(3\) Reduction of \(CC\) Community Commercial front and street side building setbacks, and revisions to parking and landscape setbacks. \(4\) Provide for parking lot maintenance standard, banning “topping” of trees. \(5\) Amend the General Parking Design Standard with revised safety features and 24 foot wide drive aisles.](#)
- Case Type: Municipal Code Amendment
Applicant: City of Moreno Valley
Owner: City of Moreno Valley
Representative: City of Moreno Valley
Location: City Wide
Proposal: To amend the municipal code regulations regarding: (1) Adopting WRCOG Good Neighbor Guidelines. (2) Parking Standards for Restaurants. (3) Reduction of (CC) Community Commercial front and street side building setbacks, and revisions to parking and landscape setbacks. (4) Provide for parking lot maintenance standard, banning “topping” of trees. (5) Amend the General Parking Design Standard with revised safety features and 24 foot wide drive aisles.
- Case Planner: Gabriel Diaz
- Recommendation:** **APPROVE** Resolution No. 2012-04 and thereby **RECOMMEND** that the City Council:
1. **APPROVE** PA10-0030 (Municipal Code Amendment); and,
 2. **RECOGNIZE** that PA10-0030 (Municipal Code Amendment) qualify as an exemption in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378.

OTHER BUSINESS

1. [2011 Annual Report of the Planning Commission](#)

1. **ACCEPT** the 2011 Annual Report of the Planning Commission; and,
2. **DIRECT** Staff to forward the 2011 Annual Report of the Planning Commission to the City Council.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT