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**PLANNING COMMISSIONERS**

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Vice-Chair

JEFFERY GIBA  
Commissioner



AMBER CROTHERS  
Commissioner

THOMAS A. OWINGS  
Commissioner

CARLOS RAMIREZ  
Commissioner

MELI VAN NATTA  
Commissioner

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# **PLANNING COMMISSION AGENDA**

**May 10, 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

1. [PA12-0017 Fiscal Year 2012-2013 Capital Improvement Plan Conformance with General Plan](#)

**Recommendation:** That the Planning Commission make a finding that the Fiscal Year 2012-2013 Proposed Capital Improvement Plan is in conformance with the City of Moreno Valley's General Plan.

## APPROVAL OF MINUTES

1. [October 13, 2011](#)
2. [November 3, 2011](#)
3. [February 9, 2012](#)

## PUBLIC HEARING ITEMS

1. Case Number: PA12-0007  
PA11-0041  
Case Description: [A Tentative Parcel Map \(36449\) to subdivide 6.84 acres into 5 lots for commercial purposes and a Plot Plan to develop one parcel with a retail store](#)  
Case Type: Tentative Parcel Map 36449  
Plot Plan  
Applicant: Winchester Associates Inc  
Boos Development Group Inc  
Owner: Professors Fund IV LLC  
Representative: David Slawson  
David Morse  
Location: SWC Perris Boulevard and John F. Kennedy Drive (APN 485-081-034)  
Proposal: A Tentative Parcel Map (36449) to subdivide 6.84 acres into 5 lots for commercial purposes and a Plot Plan to develop one parcel into a retail store. The retail store will be on a one acre parcel and be approximately 8,320 square feet. The zoning is Neighborhood Commercial.  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2012-06 and thereby:

1. **ADOPT** a Negative Declaration for PA12-0007 (Tentative Parcel Map 36449) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA12-0007 (Tentative Parcel Map 36449) subject to the attached conditions of approval included as Exhibits A.

**Recommendation:** **APPROVE** Resolution No. 2012-07 and thereby:

1. **RECOGNIZE** that PA11-0041 (Plot Plan) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA11-0041 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

2. Case Number: PA12-0002  
Case Description: [A Conditional Use Permit to expand the use of the existing bowling alley to include an arcade area.](#)  
Case Type: Conditional Use Permit  
Applicant: Michel Knight  
Owner: Tripeak  
Representative: Michel Knight  
Location: 23750 Alessandro Boulevard Suite K  
Proposal: A Conditional Use Permit to expand the use of the existing bowling alley to include an arcade area. The bowling center will include a 20 lane bowling alley, arcade games, billiard tables, skating or remote control car areas, a banquet room, sports area, and a food and beverage service area serving beer and wine.  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2012-08 and thereby:

1. **RECOGNIZE** that PA12-0002 a Conditional Use Permit qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and

2. **APPROVE** PA12-0002, a Conditional Use Permit subject to the attached conditions of approval included as Exhibit A.

3. Case Number: PA12-0008  
Case Description: [Municipal Code Amendment to Section 9.12.060.D to increase maximum copy area and maximum height of drive-through restaurant menu boards.](#)  
Case Type: Municipal Code Amendment  
Applicant: Contractors Permit Services  
Owner: Inland Bells, Inc.  
Representative: Cummings Signs  
Location: City-wide  
Proposal: Municipal Code Amendment to Section 9.12.060.D to increase maximum sign copy area for drive-through restaurant pre-menu and menu boards from 36 square feet to 48 square feet or a maximum of 64 square feet for a single menu board. The maximum height for menu boards would increase from 6 feet to 8 feet inclusive of the sign base.  
Case Planner: Jeff Bradshaw

**Recommendation:** **APPROVE** Resolution No. 2012-10 and thereby **RECOMMEND** that the City Council:

1. **RECOGNIZE** that application PA12-0008 (Municipal Code Amendment) will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, as a Class 5 Categorical Exemption; and
2. **APPROVE** PA12-0008 (Municipal Code Amendment) as referenced on Exhibit A.

4. Case Number: PA08-0033  
PA08-0034  
PA08-0035  
Case Description: [General Plan Amendment, Change of Zone and Conditional Use Permit for a Smog Inspection Station and Tire Sales.](#)  
Case Type: General Plan Amendment  
Change of Zone  
Conditional Use Permit  
Applicant: Socrates Urena

Owner: Socrates Urena  
Representative: Socrates Urena  
Location: 22184 Alessandro Boulevard  
Proposal: A Conditional Use Permit (CUP) for a Smog Inspection Station and Tire Sales commercial business, which requires a General Plan Amendment and Change of Zone.  
Case Planner: Claudia Manrique  
**Recommendation:** **APPROVE** Resolution No. 2012-09 and thereby **RECOMMEND** that the City Council:

1. **APPROVE** a Negative Declaration for PA08-0033 (General Plan Amendment), PA08-0034 (Change of Zone) and PA08-0035 (Conditional Use Permit) in that this project will not result in significant environmental impacts)
2. **APPROVE** PA08-0033 (General Plan Amendment), PA08-0034 (Change of Zone) and PA08-0035 (Conditional Use Permit).

## **OTHER BUSINESS**

1. [Election of Officers](#)

## **STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**