

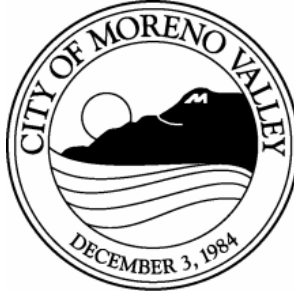
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**PLANNING COMMISSIONERS**

MELI VAN NATTA  
Chair

GEORGE SALAS, JR.  
Vice-Chair

JEFFREY GIBA  
Commissioner



AMBER CROTHERS  
Commissioner

THOMAS A. OWINGS  
Commissioner

CARLOS RAMIREZ  
Commissioner

RAY L. BAKER  
Commissioner

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# **PLANNING COMMISSION AGENDA**

**August 23, 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

## PUBLIC HEARING ITEMS

1. Case Number: P12-077  
Case Description: [An amended Conditional Use Permit for a 98,700 square foot assisted living and memory care facility.](#)  
  
Case Type: Amended Conditional Use Permit  
Applicant: Continental East Fund VII, LLC  
Owner: Continental East Fund VII, LLC  
Representative: Charlene Kussner  
Location: Southwest corner of Brodiaea Avenue and Moreno Beach Drive  
  
Proposal: An amended Conditional Use Permit (CUP) for a two phase 98,700 square foot 138 unit (150 bed) senior assisted living and memory care facility on a 7.33 acre parcel of land within the R15 (Residential 15) land use district.  
  
Case Planner: Mark Gross  
  
**Recommendation:** **APPROVE** Resolution No. 2012-21, and thereby:
  1. **ADOPT** an addendum to the original Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act; and,
  2. **APPROVE** P12-077 (Amended Conditional Use Permit) for a 98,700 square foot two phase 138 unit/150 bed senior assisted living and memory care complex on an approximate 7.33 acre site in the R15 (Residential -15) land use district, 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: PA12-0026  
Case Description: [General Plan Amendment to the Circulation Plan](#)  
Case Type: General Plan Amendment  
Applicant: City of Moreno Valley  
Owner: City of Moreno Valley  
Representative: City of Moreno Valley  
Location: Nason Street between Alessandro Boulevard and Fir Avenue  
Proposal: The proposal is the modification of the Circulation Plan of the General Plan to provide the following cross-section for Nason Street: A 4-lane divided arterial with a 120 foot right-of-way and an 86 foot roadway width. The existing cross-section identifies this segment of Nason Street as a 4-lane divided arterial with a 100 foot right-of-way and a 76 foot roadway width between Alessandro Boulevard and Dracaea Avenue, and a 110 foot right-of-way and 86 foot wide roadway width between Dracaea Avenue and Fir Avenue.  
Case Planner: Chris Ormsby, Senior Planner
- Recommendation:** **APPROVE** Planning Commission Resolution No. 2012-22 **RECOMMENDING** that the City Council:
- ADOPT** a Negative Declaration and approve PA12-0026, a General Plan Amendment to revise the Circulation Plan.
3. Case Number: P08-053  
PA08-0054  
Case Description: [Tentative Tract Map 35931 for Condominium Purposes](#) and Plot Plan  
Applicant: Granite Capital  
Owner: Granite Capital  
Representative: David Slawson, Winchester Associates, Inc.  
Location: SWC Iris Avenue and Via Del Lago  
Proposal: Tentative Tract Map No. 35931 for condominium purposes and a Plot Plan to build 135 condominium units on 10.41 acres of land. The site is located on the southwest corner of Iris Avenue and Via Del Lago within the Specific Plan 193 Medium Residential zone which allows for multi-family units  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2012-14 and thereby:

1. **ADOPT** a Negative Declaration for P08-053 (Tentative Tract Map 35931) and PA08-0054 (Plot Plan) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** P08-053 (Tentative Tract Map 35931) and PA08-0054 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

## **OTHER BUSINESS**

1. [Revised resolution modifying the Reach Code effort to include only one 2011 California Green Building Code mandatory local measure for carpool/vanpool parking.](#)

**Recommendation:** **APPROVE** Resolution No. 2012-13 and thereby **RECOMMEND** that the City Council:

1. **RECOGNIZE** that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061 of the CEQA Guidelines and amend Title 9, Section 9.11.040 "Off-street Parking Requirements" of the Municipal Code to include carpool and vanpool parking for all newly established non-residential projects citywide to provide consistency with the current 2011 California Green Building Code standards.
2. [Draft Energy Efficiency and Climate Action Strategy.](#)

**Recommendation:** **PROVIDE** further direction on the Draft Energy Efficiency and Climate Action Strategy Document.

## **STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**