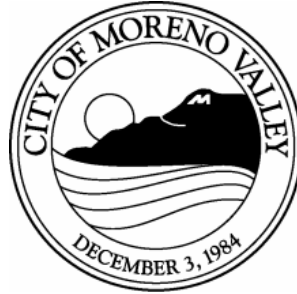

PLANNING COMMISSIONERS

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

PLANNING COMMISSION AGENDA

November 29, 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 Description: [PA11-0025 - Plot Plan for 125 unit apartment Project](#)
PA11-0026 - Tentative Tract Map No. 36401
PA11-0027 - Conditional Use Permit for a
Planned Unit Development
P12-114 - Variance
Applicant: Continental East Fund III, LLC
Owner: Continental East Fund III, LLC
Representative: Continental East Fund III, LLC
Location: Northeast corner of Lasselle Street and
Krameria Street in the Moreno Valley Ranch
Specific Plan (SP 193)
Proposal: The Continental Villages project proposes to
subdivide the 19.4 acre project site into 41 lots
and 9 common areas lots (PA11-0026) in order
to build three types of residential units.
Conditional Use Permit PA11-0027 for lots 1-40
proposes 36 detached single-family units on lots
1-36 with an additional 56 clustered units on lots
37-40. Plot Plan PA11-0025 proposes a 125
unit multiple family apartment project with a
recreation building and tot lot on the 7.25 acres
of Lot 41 parcel. A variance is proposed to allow
parking to encroach into street side setbacks
because of unique site constraints (parcel shape
and topography). This project will replace the
227 unit condominium project previously
approved by the Planning Commission for this
site in April 2005 (PA04-0151 and PA04-0152).
Case Planner: Jeff Bradshaw
Recommendation: **APPROVE** Resolution No. 2012-28 and thereby:
 1. **ADOPT** a Negative Declaration for PA11-0025 (Plot Plan), PA11-0026 (Tentative Tract Map 36401), PA11-0027 (Conditional Use Permit), and P12-114 (Variance application), in that this project will not result in significant environmental impacts.
 2. **APPROVE** Variance application P12-114 to allow parking to encroach into street side setbacks because of unique site constraints (parcel shape and topography) for Plot Plan PA11-0025.

3. **APPROVE** Plot Plan PA11-0025, subject to the attached conditions of approval included as Exhibit A.
4. **APPROVE** Tentative Tract Map No. 36401 (PA11-0026), subject to the attached conditions of approval included as Exhibit B.
5. **APPROVE** Conditional Use Permit PA11-0027, subject to the attached conditions of approval included as Exhibit C.

2. Case Description:

[P12-057 - Environmental Impact Report](#)

PA12-0019 - Plot Plan

PA12-0020 - Plot Plan

PA12-0021 - Plot Plan

PA12-0022 - Zone Change

Applicant:

Ridge Moreno Valley, LLC

Owner:

Ridge Moreno Valley, LLC

Representative:

Inland Empire Development Services

Location:

Near or at the northeast corner of Frederick Street and Cactus Avenue

Proposal:

PA12-0019 for either a 164,720 SF warehouse building or an enclosed truck storage area on 7.6 acres at the northeast corner of Cactus Ave. and Frederick St. (APN 297-170-027). PA12-0020 proposes adding 507,720 SF to an existing 779,016 SF warehouse building for a total of 1,286,736 SF on an 18.6 acre site located at the northwest of Cactus Ave. and Graham St. This project requires the vacation of existing Joy Street between Brodiaea Ave. and Cactus Ave. (APN 297-170-067, -075, and -076). PA12-0021 proposes a new 607,920 SF warehouse facility on approximately 30 acres located at the northwest corner of Graham St. and Brodiaea Ave. This project requires the vacation of existing Joy Street north of Brodiaea Ave. (APN 297-170-064, -065, and -082). PA12-0022 proposes a Zone Change from BPX to LI for the 7.6 acres located at the northeast corner of Cactus Ave. and Frederick St. (APN 297-170-027). Approval of this project will require certification of an EIR.

Case Planner:

Jeff Bradshaw

Recommendation:

1. **APPROVE** Resolution No. 2012-29 and thereby **RECOMMEND** that the City Council **CERTIFY** that the Environmental Impact Report (EIR) for the RPT Centerpointe West Project has been completed in compliance with the California Environmental Quality Act.
2. **APPROVE** Resolution No. 2012-30 and thereby **RECOMMEND** that the City Council **APPROVE** Zone Change application PA12-0022, Plot Plan PA12-0019, Plot Plan PA12-0020, and Plot Plan PA12-0021, subject to the attached zone change map and conditions of approval included as Exhibits A, B, C and D.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT