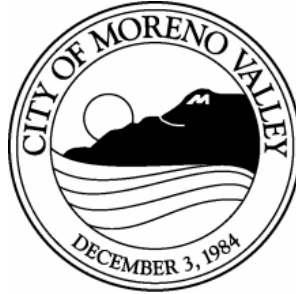

PLANNING COMMISSIONERS

MELI VAN NATTA
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFREY GIBA
Commissioner



AMBER CROTHERS
Commissioner

VACANT
Commissioner

CARLOS RAMIREZ
Commissioner

RAY L. BAKER
Commissioner

PLANNING COMMISSION AGENDA

February 28, 2013

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: [PA12-0004 \(Conditional Use Permit PUD\)](#)
PA12-0005 (Tentative Tract Map for PUD)
PA12-0029 (Change of Zone)
PA12-0030 (General Plan Amendment)
P12-129 (Variance)
Applicant: CV Communities
Owner: CV Communities
Representative: Ryan Thomas
Location: South of Brodiaea Avenue to Cactus Avenue & east and west of the Quincy Channel
Proposal: Tentative Tract Map 36436, a Conditional Use Permit, a Variance, a Change of Zone and a General Plan Amendment subdividing 43.52 acres into 159 single family residential lots within a Planned Unit Development, modifying the zoning and General Plan from Residential single family 10 (RS10), Residential 10 (R10) and Residential 15 (R15) multi-family to Residential 5 (R5) with lots from 6,000 to 15,298 square feet, a Variance for higher retaining walls due to the change in grade from the adjacent parcel to the east.
Case Planner: Julia Descoteaux
Recommendation: **APPROVE:** Resolution No. 2013-01 and thereby **RECOMMEND** that the City Council:
 1. **ADOPT** a Mitigated Negative Declaration for PA12-0029, a Change of Zone, PA12-0030, a General Plan Amendment, PA12-0004 a Conditional Use Permit, PA12-0005 Tentative Tract Map 36436 and a Variance, P12-129 pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
 2. **APPROVE** PA12-0029, a Change of Zone, PA12-0030, a General Plan Amendment, PA12-0004 a Conditional Use Permit, PA12-0005 Tentative Tract Map 36436 and a Variance, P12-129 subject to the attached Zone change map, General Plan map and conditions of approval included as Exhibits A, B and C.

2. Case Description: [PA12-0032 \(Conditional Use Permit\)](#)
Applicant: Mena Salama
Owner: Andy & Leslie Sehremelis Trust
Representative: Luiey G Haddad, Esq
Location: 23031 Sunnymead Boulevard Suite C
Proposal: Conditional Use Permit for the sale of beer and wine in the existing Smoke n Cell store.
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2013-03 and thereby:

1. **RECOGNIZE** that PA12-0032 (Conditional Use Permit) qualifies as an exemption in accordance with CEQA Guidelines, Section 15301 (Existing Facilities); and,
2. **APPROVE** PA12-0032 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

3. Case Description: [PA12-0024 \(Plot Plan\)](#)
P13-007 (Variance)
Applicant: O'Reilly Auto Parts
Tim Williams
Owner: O'Reilly Automotive Stores Inc
Representative: Glassman Planning Associates
David Glassman
Location: Parcel 4 of Parcel Map 36449 Perris Boulevard south of John F. Kennedy
Proposal: A Plot Plan to construct a 7,453 square foot retail building located south of the existing CVS drug store in the Neighborhood Commercial zone. A Variance request for a reduction in the required parking is included.
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2013-02 and thereby:

1. **RECOGNIZE** that PA12-0024 (Plot Plan) and P13-007 (Variance) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA12-0024 (Plot Plan) and P13-007 (Variance) subject to the attached conditions of approval included as Exhibit A.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT