

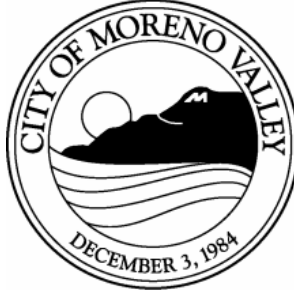
---

**PLANNING COMMISSIONERS**

MELI VAN NATTA  
Chair

AMBER CROTHERS  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY GIBA  
Commissioner

CARLOS RAMIREZ  
Commissioner

BRIAN LOWELL  
Commissioner

JEFFREY SIMS  
Commissioner

---

# **PLANNING COMMISSION AGENDA**

**May 23, 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

1. [PA13-0020 - Fiscal Year 2013-2014 Proposed Capital Improvement Plan Conformance with General Plan](#)

**Recommendation:** Make a finding that the Fiscal Year 2013-2014 Proposed Capital Improvement Plan is in conformance with the City of Moreno Valley's General Plan.

## APPROVAL OF MINUTES

1. [February 28, 2013](#)
2. [March 14, 2013](#)
3. [April 25, 2013](#)

## PUBLIC HEARING ITEMS

1. Case Description: [PA13-0006 - Plot Plan, PA13-0007 - Zone Change, PA13-0008 - General Plan Amendment, and P13-029 - Variance](#)  
Applicant: Rancho Belago Developers, Inc.  
Owner: Lakeridge Marketplace, LLC  
Representative: Winchester Associates, Inc.  
Location: Southeast corner of Alessandro Boulevard and Lasselle Street  
Proposal: Plot Plan application for a 141 unit affordable apartment project on an 8.5 acre parcel. Project to include eight apartment buildings, two clubhouses with tot lots and pools. Unit mix of 1 to 3 bedroom apartments ranging from 723 square feet to 1,301 square feet. Development of this project will require a Zone Change and General Plan Amendment from Neighborhood Commercial / R15 to R30 / Open Space to allow for higher density multiple family land uses and to protect the existing slopes and rock outcroppings. The site has been graded previously under permit. The project also proposes a variance to reduce the covered parking requirement from 2 spaces to 1 space per unit for the 3-bedroom units.  
Case Planner: Jeff Bradshaw  
**Recommendation:** **APPROVE** Resolution No. 2013-17 and thereby

**RECOMMEND** that the City Council:

1. **ADOPT** a Mitigated Negative Declaration for PA13-0008 (General Plan Amendment), PA13-0007 (Change of Zone), P13-029 (Variance) and PA13-0006 (Plot Plan), pursuant to the California Environmental Quality Act (CEQA) Guidelines.
  
2. **APPROVE** PA13-0008 (General Plan Amendment), PA13-0007 (Change of Zone), P13-029 (Variance) and PA13-0006 (Plot Plan) based on the findings contained in this resolution, and as shown on the attachments included as Exhibits A and B, and subject to the attached conditions of approval included as Exhibit C.

**OTHER BUSINESS**

1. [Brown Act Presentation by the City Attorney's Office](#)

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**