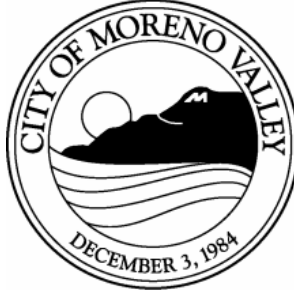

PLANNING COMMISSIONERS

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

July 11, 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. [Recognition of Former Planning Commissioner: George Salas, 4 Years of Dedicated Service](#)

APPROVAL OF MINUTES

1. [May 23, 2013](#)

PUBLIC HEARING ITEMS

1. Case Description: [PA13-0019 Amendment to Municipal Code 9.09.170 Service Stations](#)
Applicant: The Kroger Company
Owner: City of Moreno Valley
Representative: Planning Division
Location: City-wide
Proposal: The proposed amendment is an update to the Municipal Code service station development standards to reduce service station restroom requirements allowing only one restroom for service stations with a customer service kiosk or convenience store under 500 square feet and two restrooms required for a convenience store or customer service kiosk 500 square feet and over.
Case Planner: Julia Descoteaux
Recommendation: **APPROVE** Resolution No. 2013-19 and thereby **RECOMMEND** that the City Council:
 1. **RECOGNIZE** that PA13-0019 (Municipal Code Amendment) qualifies as an exemption in accordance with CEQA Guidelines, Section 15061 as defined by Section 15378.
 2. **APPROVE** PA13-0019 (Municipal Code Amendment), Section 9.09.170.C.14
2. Case Description: [PA13-0009 Conditional Use Permit](#)
Applicant: The Kroger Company
Owner: John C. Taylor
Representative: Leslie Burnside
Location: NEC Alessandro Boulevard & Indian Street
Proposal: The construction of a four island fueling station

to include a 240 square foot kiosk in the Neighborhood Commercial zone.

Case Planner:

Julia Descoteaux

Recommendation:

APPROVE Resolution No. 2013-20 and thereby:

1. **RECOGNIZE** that PA13-0009 (Conditional Use Permit) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and
2. **APPROVE** PA13-0009 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

3. Case Description:

[P13-027 Amendment 4 to Development Agreement 102-89 \(regarding Tentative Tract 24203\)](#)

Applicant:

Blue Ribbon Enterprises, LLC and Highland Hills Development Corp.

Owner:

Blue Ribbon Enterprises, LLC and Highland Hills Development Corp.

Representative:

Stuart Greene

Location:

Northeasterly of Pigeon Pass Road and Lawless Avenue.

Proposal:

Amend Development Agreement 102-89 (Amendment 4) to modify the terms of the agreement pertaining to the park site, and to extend the term of the agreement by five years.

Case Planner:

Chris Ormsby, AICP

Recommendation:

APPROVE Resolution No. 2013-22 and thereby **RECOMMEND** that the City Council:

1. **RECOGNIZE** that the Development Agreement Amendment will not have the potential for any direct or indirect impacts under CEQA and is therefore exempt under Section 15061 of the CEQA Guidelines; and,
2. **APPROVE** Amendment 4 to Development Agreement 102-89 (P13-027) based on the Findings contained in the attached

Resolution.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT