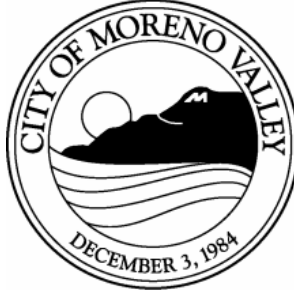

PLANNING COMMISSIONERS

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

August 22, 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: [P13-085 - Expanded Planning Review](#)
Applicant: Ridge Property Trust
Owner: Ridge Property Trust
Representative: Dennis Rice
Location: Joy Street between Cactus Avenue and Brodiaea Avenue.
Proposal: Vacation of Joy Street from Cactus Avenue to Brodiaea Avenue as conditioned by approved Plot Plan PA12-0020, LD45.
Case Planner: Mark Sambito, Case Engineer

Recommendation: That the Planning Commission: **FINDS** that the proposed vacation of Joy Street is in conformance with the General Plan and current zoning.

2. Case Description: [PA13-0009 Conditional Use Permit](#)
P13-075 Variance

(Continued item from Planning Commission Meeting of July 11, 2013)

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 with a Variance for a reduction in landscaping along the east property line. The site is 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) and P13-075 (Variance) qualify 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) and P13-075 (Variance) subject to the attached conditions of approval included as Exhibit A.

3. Case Description: [PA13-0023 Conditional Use Permit](#)
Applicant: Hector Diaz
Owner: JRMVP
Representative: Hector Diaz
Location: 23040 Alessandro Boulevard
Proposal: A Conditional Use Permit for live entertainment within an existing restaurant to include karaoke and live music with dancing. The existing restaurant is in the Neighborhood Commercial zone.
Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2013-23 and thereby:

1. **RECOGNIZE** PA13-0023 (Conditional Use Permit) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities); and,
2. **APPROVE** PA13-0023 (Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

4. Case Description: [P13-061 - An Amended Conditional Use Permit \(PA05-0057\) and Tract Map \(PA04-0108\) for a 174 lot subdivision.](#)
Applicant: Mission Pacific Land Company
Owner: Mission Pacific Land Company
Representative: John Abel and Jason Keller
Location: Northeast corner of Pigeon Pass Road and Old Lake Road.
Proposal: An Amended Conditional Use Permit (PA05-0057) and Tract Map No. 32515 (PA04-0108) for a Planned Unit Development to remove the age restricted senior housing use requirement from an originally approved 174 lot detached clustered courtyard residential community on a 38.4 net-acre parcel of land in the R5 (Residential 5) land use district.
Case Planner: Mark Gross

Recommendation: **APPROVE** Resolution No. 2013-25 and thereby:

1. **ADOPT** an Addendum to the original Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act: and,
2. **APPROVE** P13-061 for an Amended Conditional

Use Permit (PA05-0057) and Tract Map 32515 (PA04-0108) for the removal of age restricted language for a 174 lot detached clustered residential community on a 38.4 net-acre parcel of land in the R5 (Residential 5) land use district based on the findings included in the attached resolution, subject to the amended conditions of approval included as Exhibits A and B to the resolution.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT