

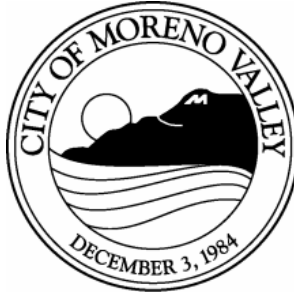
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**PLANNING COMMISSIONERS**

MELI VAN NATTA  
Chair

AMBER CROTHERS  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY GIBA  
Commissioner

CARLOS RAMIREZ  
Commissioner

BRIAN LOWELL  
Commissioner

JEFFREY SIMS  
Commissioner

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# **PLANNING COMMISSION AGENDA**

**December 12, 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.

## PUBLIC HEARING ITEMS

1. Case Description: PA13-0029 (Conditional Use Permit)  
Applicant: AT&T  
Owner: Family Service Association  
Representative: Smartlink, LLC  
Location: 21250 Box Springs Rd  
Proposal: A Conditional Use Permit for a new 75 foot monopalm with 3 sector array, 4 panel antenna per sector and equipment shelter space.  
  
Case Planner: Claudia Manrique

**Recommendation:** **APPROVE** Resolution No. 2013-32 and thereby:

  1. **RECOGNIZE** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development; and
  2. **APPROVE** PA13-0029 (CUP) based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.
  
2. Case Description: PA13-0048 (Plot Plan)  
Applicant: O'Reilly Automotive Stores  
Owner: Yoon Kyu Chang  
Representative: Esterly, Schneider & Associates Inc.  
Location: 23334 Sunnymead Blvd.  
Proposal: A Plot Plan for to build a 6,615 SF Automotive Parts Store in an existing retail center.  
  
Case Planner: Claudia Manrique

**Recommendation:** **APPROVE** Resolution No. 2013-33 and thereby:

  1. **RECOGNIZE** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development; and
  2. **APPROVE** PA13-0048 (PP) based on the

findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.

3. Case Description: PA13-0041 (Plot Plan)  
Applicant: J.G. Stouse Constructors, Inc.  
Owner: Inland Land Group, LLC  
Representative: J.G. Stouse Constructors, Inc.  
Location: Near the northwest corner of Iris Avenue and Oliver Street  
Proposal: Plot Plan application PA13-0041 for development of a 12,285 square foot medical office building on a 1.52 acre portion of an 18 acre site located adjacent to the Moreno Valley Community Hospital at 27300 Iris Avenue.  
Case Planner: Jeff Bradshaw

**Recommendation:** **APPROVE** Resolution No. 2013-36 and thereby:

1. **RECOGNIZE** that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, as an in-Fill Development Project, per CEQA Guidelines Section 15332.
2. **APPROVE** PA13-0041 (Plot Plan) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

4. Case Description: PA13-0045 (Tentative Tract Map 36598)  
P13-125 (Variance Application)  
Applicant: Habitat for Humanity  
Owner: Habitat for Humanity  
Representative: Karin Roberts  
Location: On Myers Ave. south side between Heacock St. and Indian St.  
Proposal: A Tentative Tract Map application for an eight lot single-family residential subdivision, and variance application for reduced minimum lot size and reduced side yard setbacks. Zone: Specific Plan 204 Village Residential (SP204VR).  
Case Planner: Gabriel Diaz

**Recommendation:** **APPROVE** Resolution No.2013-34 and thereby:

1. **RECOGNIZE** that this project is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development; and
2. **APPROVE** PA13-0045 (Tentative Tract Map) and P13-125 (Variance) based on the findings contained in the resolution and subject to the conditions of approval included in Exhibit A of the resolution.

5. Case Description: PA13-0043 (Conditional Use Permit)  
Applicant: <APPLICANT>  
Owner: J&R Hock Enterprises  
Representative: <REP>  
Location: <LOCATION>  
Proposal: <PROPOSAL>  
Case Planner: <PLANNER>

**Recommendation:** **APPROVE** Resolution No. 2013-37 and thereby:

1. **RECOGNIZE** that this project is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development; and
2. **APPROVE** PA13-0043 (Conditional Use Permit) based on the findings contained in the resolution and subject to the conditions of approval included as Exhibit A of the resolution.

6. Case Description: PA12-0023 (Plot Plan)  
Applicant: First Industrial LP  
Owner: First Industrial LP  
Representative: Albert Webb Associates, Sandy Chandler  
Location: SWC Perris Boulevard and San Michele Road  
Proposal: A Plot Plan for the construction of a 400,130 square foot warehouse building located on the

southwest corner of Perris Boulevard and San Michele Road on 17.69 acres. The proposed project will eliminate the existing truck storage facility on the southern portion of the site, the approved (but not constructed) truck storage lot on the north portion of the site and the entitled 181,031 warehouse building (PA07-0167) on the southern portion of the site. The site is in the Specific Plan 208 I which allows warehouse facilities. Approval of this project will require certification of an EIR.

Case Planner:

Julia Descoteaux

**Recommendation:**

**APPROVE** Resolution No. 2013-30 and thereby:

1. **CERTIFY** that the Final Environmental Impact Report (EIR) (P12-064) for the First Inland Logistics Center II on file with the Community & Economic Development Department, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Final EIR and that the Final EIR reflects the City's independent judgment and analysis; and
2. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the First Inland Logistics Center II, attached hereto as Exhibit B; and
3. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed project, attached hereto as Exhibit C; and
4. **APPROVE** Plot Plan PA12-0023 subject to the attached conditions of approval included as Exhibit A.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**