

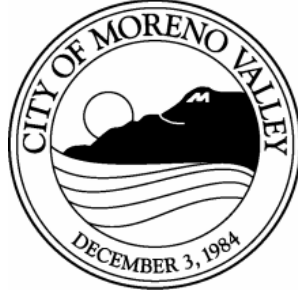
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**PLANNING COMMISSIONERS**

BRIAN LOWELL  
Chair

JEFFREY SIMS  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY BARNES  
Commissioner

CARLOS RAMIREZ  
Commissioner

PATRICIA KORZEC  
Commissioner

MELI VAN NATTA  
Commissioner

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# **PLANNING COMMISSION Special Meeting (Regular Meeting)**

## **Agenda**

**Tuesday, June 30, 2015 at 6:00 PM  
City Hall Council Chamber – 14177 Frederick Street**

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.*

None

### **PUBLIC COMMENTS PROCEDURE**

*Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.*

### **NON-PUBLIC HEARING ITEMS**

None

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*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mark Sambito, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## **PUBLIC HEARING ITEMS**

1. Case: PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement), PA12-0012 (Change of Zone), PA12-0013 (Specific Plan), PA12-0014 (Pre-Zoning/Annexation), PA12-0015 (Tentative Parcel Map No, 36457), P12-016 (Environmental Impact Report)
- Applicant: Highland Fairview Inc.
- Owner: Highland Fairview and various private property owners
- Representative: Iddo Benzeevi
- Location: The project is in the eastern portion of the city and is more specifically located east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area
- Case Planner: Mark Gross
- Council District: 3
- Proposal: CONTINUED PUBLIC HEARING PROPOSED WORLD LOGISTICS CENTER

## **STAFF RECOMMENDATION**

**APPROVE** Resolution Nos. 2015-12, 2015-13, 2015-14, 2015-15 and 2015-16 thereby recommending that the City Council:

1. **CERTIFY** the Environmental Impact Report (P12-016), including approval of the Mitigation Monitoring Program and adoption of a Statement of Overriding Considerations (Exhibits A and B of Resolution 2015-12) for PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement) PA12-0012 (Change of Zone), PA12-0013 (Specific Plan), PA12-0014 (Pre-Zoning/Annexation), PA12-0015 (Tentative Parcel Map), pursuant to the California Environmental Quality Act (CEQA) Guidelines.
2. **APPROVE** General Plan Amendment PA12-0010, to change the land use designations for the project area to Business Park/Light Industrial (BP) and Open Space (OS), and to amend General Plan goals and objectives text and map in the respective Community Development, Circulation, Parks,

Recreation and Open Space, Safety, and Conservation Elements identified in Exhibits A through M of Resolution 2015-13.

3. **APPROVE** Change of Zone PA12-012 and Specific Plan PA12-0013 and Annexation PA12-0014, which would repeal the current Moreno Highlands Specific Plan No. 212-1, would establish the World Logistics Center Specific Plan including Change of Zone on the City's Zoning Atlas to Logistics Development (LD), Light Logistics (LL) and Open Space (OS) for areas within the proposed WLC Specific Plan boundary, would establish Pre-zoning/Annexation for an 85 acre site at the northwest corner of Gilman Springs and Alessandro Boulevard, and authorize Change of Zone on the City's Zoning Atlas to Open Space (OS) for those project areas outside and southerly of the new WLC Specific Plan boundary, Exhibits A, B and C of Resolution 2015-14.
4. **APPROVE** Tentative Parcel Map No. 36457 PA12-0015 for a tentative parcel map that includes 26 parcels for financing and conveyance purposes, Exhibit A and B of Resolution 2015-15.
5. **APPROVE** Development Agreement PA12-0011 covering properties controlled by Highland Fairview, Exhibit A of Resolution 2015-16.

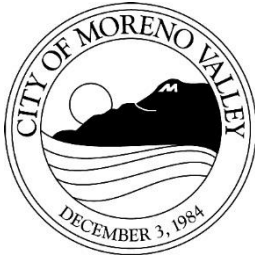
#### **OTHER COMMISSION BUSINESS**

#### **STAFF COMMENTS**

#### **PLANNING COMMISSIONER COMMENTS**

#### **ADJOURNMENT**

Planning Commission Regular Meeting, July 23, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: June 30, 2015

#### CONTINUED PUBLIC HEARING PROPOSED WORLD LOGISTICS CENTER

Case: PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement), PA12-0012 (Change of Zone), PA12-0013 (Specific Plan), PA12-0014 (Pre-Zoning/Annexation), PA12-0015 (Tentative Parcel Map No, 36457), P12-016 (Environmental Impact Report)

Applicant: Highland Fairview Inc.

Owner: Highland Fairview and various private property owners

Representative: Iddo Benzeevi

Location: The project is in the eastern portion of the city and is more specifically located east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area

Case Planner: Mark Gross

Council District: 3

#### **SUMMARY**

Public hearing continued from June 25, 2015 to June 30, 2015.

#### **ALTERNATIVES**

The following alternatives were included in the June 11, 2015 and June 25, 2015 Planning Commission staff reports and are repeated here for ease of reference:

1. Recommend that the City Council Certify the Environmental Impact Report and approve the World Logistics Center project including a General Plan Amendment, Development Agreement, Change of Zone, Specific Plan, Pre-Zoning/Annexation, and Tentative Parcel Map.
2. Recommend that the City Council Certify the Environmental Impact Report and approve the World Logistics Center project including a General Plan Amendment, Change of Zone, Specific Plan, Pre-Zoning/Annexation, and Tentative Parcel Map, but without a Development Agreement.
3. Deny the World Logistics Center project.
4. Recommend that the City Council Certify the Environmental Impact Report and approve the World Logistics Center project including a General Plan Amendment, Development Agreement, Change of Zone, Specific Plan, Pre-Zoning/Annexation, and Tentative Parcel Map, with modifications specified by the Planning Commission.

### **STAFF RECOMMENDATION**

**APPROVE** Resolution Nos. 2015-12, 2015-13, 2015-14, 2015-15 and 2015-16 thereby recommending that the City Council:

1. **CERTIFY** the Environmental Impact Report (P12-016), including approval of the Mitigation Monitoring Program and adoption of a Statement of Overriding Considerations (Exhibits A and B of Resolution 2015-12) for PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement) PA12-0012 (Change of Zone), PA12-0013 (Specific Plan), PA12-0014 (Pre-Zoning/Annexation), PA12-0015 (Tentative Parcel Map), pursuant to the California Environmental Quality Act (CEQA) Guidelines.
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Prepared by:  
Richard J. Sandzimier  
Planning Official

Approved by:  
Allen Brock  
Community Development Director

### **ATTACHMENTS**

None