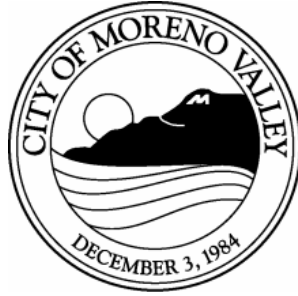

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, June 11, 2015 at 7:00 PM
Conference & Recreation Center, Grand Valley Ballroom
14075 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

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.

Planning Commission Rules of Procedures (Report of: Community Development)

APPROVAL OF MINUTES

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

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.

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

PUBLIC HEARING ITEMS

1. Case: PA14-0061 – Conditional Use Permit
Applicant: Les Schwab Tires
Owner: SAS Development
Representative: Evergreen Development (Andy Call)
Location: Northeast corner of Perris Blvd and Fir Ave
Case Planner: Claudia Manrique
Council District: 1

STAFF RECOMMENDATION

Recommend the Planning Commission **APPROVE** Resolution No. 2015-17.

1. **CERTIFY** that the proposed Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 (In-Fill Development); and
 2. **APPROVE** Conditional Use Permit PA14-0061 based on the findings contained in Planning Commission Resolution 2015-17, subject to the conditions of approval included as Exhibit A of the Resolution.
-
2. Case: PA12-0010 (General Plan Amendment)
PA12-0011 (Development Agreement)
PA12-0012 (Change of Zone)
PA12-0013 (Specific Plan)
PA12-0014 (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 area 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.

Proposal The proposed World Logistics Center (WLC) project involves approximately 3,818 acres of property and includes multiple applications. A General Plan Amendment changing the land use potential for the project area to Business Park/Light Industrial (BP) and Open Space (OS), includes associated modifications to the Community Development Element, Parks, Recreation and Open Space Element, Circulation Element, Safety Element, and Conservation Element. A Specific Plan for 2,610 acres of the project area is proposed to establish vision and development regulations for up to 40.6 million square feet of logistic development, and light logistics land uses, predominantly in the form of large high-cube industrial warehouse and distribution centers, and approximately 20,000 square feet of logistics support (e.g. fueling, associated retail). The proposed Change of Zone would result in changes to the zoning atlas to reflect the designated areas for Logistics Development (LD), Light Logistics (LL) and Open Space (OS) for the entire project area both within and outside the proposed Specific Plan boundary. Eighty-five (85) acres of land at the northwest corner of Alessandro Boulevard and Gilman Springs Road within the Specific Plan boundary would be pre-zoned for LD and is intended for a subsequent Annexation to the City. Tentative Parcel Map No. 36457 is proposed to divide property for finance and conveyance purposes only. A Development Agreement is proposed between the City and Highland Fairview for only that real estate within the Specific Plan boundary in which Highland Fairview has a legal or equitable interest (approximately 2,263 acres). Approval of the various project applications will result in a repeal of the current Moreno Highlands Specific Plan No. 212-1

Recommendation: Certification of the Final Program Environmental Impact Report for the project, and approval of the

proposed General Plan Amendment, Specific Plan, Change of Zone, Pre-zoning for subsequent Annexation, Tentative Parcel Map No. 36457, and Development Agreement by the City Council are all recommended.

Case Planner: Mark Gross

Council District: 3

Proposal: World Logistics Center project includes a General Plan Amendment, a Change of Zone, World Logistics Center Specific Plan, a Pre-Zoning/Annexation, Tentative Parcel Map No. 36457, and a Development Agreement for a 3,818 acre project area in the eastern portion of the City.

STAFF RECOMMENDATION

That the Planning Commission:

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

NEXT MEETING

Planning Commission Regular Meeting, June 25, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.