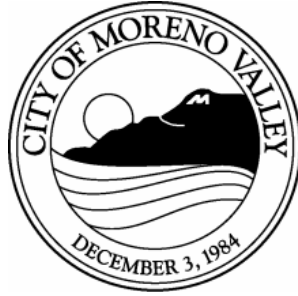

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY BARNES
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, January 26, 2017 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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.

APPROVAL OF MINUTES

Planning Commission - Special Meeting - Dec 15, 2016 7:00 PM

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.

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 Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

General Plan Annual Report (Report of: Community Development)

Case: General Plan Annual Report

Applicant: City of Moreno Valley

Owner: N/A

Representative: N/A

Location: Citywide

Case Planner: Mark Gross

Council District: N/A

PUBLIC HEARING ITEMS

1. Case: PEN16-0103 (PA16-0013) Tentative Parcel Map

Applicant: LGS Engineering, Inc.

Owner: Catherine Kormos

Representative: David Knell

Location: Northeast corner of Jeranell Court and Alessandro Boulevard.

Case Planner: Gabriel Diaz

Council District: 3

Proposal: PEN16-0103 (PA16-0013) Tentative Parcel Map 37104

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-04, and thereby:

- 1. **CERTIFY** that PEN16-0103 (PA16-0013) Tentative Parcel Map 37104 qualifies as an exemption in accordance with the California Environmental Quality Act Guidelines, Section 15315 (Minor Land Divisions); and

2. **APPROVE** PEN16-0103 (PA16-0013) Tentative Parcel Map 37104 subject to the Conditions of Approval included as Exhibit A to Resolution No. 2017-04

2. Case: PEN16-0119 Plot Plan & PEN16-0120 Tentative Tract Map 35429

Applicant: Creative Design Associates

Owner: ENR Resources, LLC

Representative: Creative Design Associates

Location: Northwest corner of Alessandro Boulevard and Chara Street

Case Planner: Gabriel Diaz

Council District: 3

Proposal: PEN16-0119 Plot Plan & PEN16-0120 Tentative Tract Map 35429

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-01 and Resolution No. 2017-02, and thereby:

1. **CERTIFY** that PEN16-0119 (PA13-0061) Plot Plan and PEN16-0120 (PA13-0162) Tentative Tract Map 35429 qualifies as an exemption in accordance with the California Environmental Quality Act Guidelines, Section 15332 (In-Fill Developments). The project is within the city limits, on a project site of no more than five acres substantially surrounded by urban uses, and consistent with all applicable general plan and zoning designations; and
2. **APPROVE** Resolution No. 2017-01 and thereby **APPROVE** Plot Plan PEN16-0119 (PA13-0061), subject to the attached conditions of approval included as Exhibit B; and
3. **APPROVE** Resolution No. 2017-02 and thereby **APPROVE** Tentative Tract Map PEN16-0020 (PA13-0062), subject to the attached conditions of approval included as Exhibit B.

3. Case: PEN16-0092 (PA16-0018) – General Plan Amendment
PEN16-0093 (PA16-0019) – Zone Change
PEN16-0094 (PA14-0052) – Conditional Use Permit
PEN16-0095 (PA14-0052) – Tentative Tract Map 36760

Applicant: Mission Pacific Land Company
Owner: MPLC Legacy 75 Associates, LP
Representative: Rick Engineering Company
Location: Southeast corner of Indian Street and Gentian Avenue
Case Planner: Jeff Bradshaw
Council District: 4

Proposal: Legacy Park Project

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **APPROVE** Resolution No. 2017-08 and thereby **RECOMMEND** that the City Council:
 - **ADOPT** a Mitigated Negative Declaration for General Plan Amendment application PEN16-0092, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** General Plan Amendment application PEN16-0092 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
2. **APPROVE** Resolution No. 2017-09 and thereby **RECOMMEND** that the City Council:
 - **ADOPT** a Mitigated Negative Declaration for Zone Change application PEN16-0093, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** Zone Change application PEN16-0093 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
3. **APPROVE** Resolution No. 2017-10 and thereby **RECOMMEND** that the City Council:

- **ADOPT** a Mitigated Negative Declaration for Conditional Use Permit application PEN16-0094, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Conditional Use Permit PEN16-0094 pursuant to the California Environmental Quality Act (CEQA) Guidelines, included as Exhibit A; and
 - **APPROVE** Conditional Use Permit application PEN16-0094 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.
4. **APPROVE** Resolution No. 2017-11 and thereby **RECOMMEND** that the City Council:
- **ADOPT** a Mitigated Negative Declaration for Tentative Tract Map 36760 (PEN16-0095), pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Tentative Tract Map 36760 (PEN16-0095) pursuant to the California Environmental Quality Act (CEQA) Guidelines, included as Exhibit A; and
 - **APPROVE** Tentative Tract Map 36760 (PEN16-0095) based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.
4. Case: Ironwood Village - General Plan Amendment, Change of Zone, Tentative Tract Map 37001, and Design Guidelines for a 181 Lot Single family Residential Development
- Applicant: Global Investment & Development LLC
- Owner: Ironwood 8 Properties LP
- Representative: Anderson Consulting Engineers, Inc.
- Location: Ironwood Avenue, east of Nason Street and west of Oliver Street (APN: 473-160-004)
- Case Planner: Claudia Manrique
- Council District: 2

Proposal: Ironwood Village - General Plan Amendment, Change of Zone, Tentative Tract Map 37001, and Design Guidelines for a 181 Lot Single family Residential Development

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. **APPROVE** Resolution No. 2017-05 and thereby **RECOMMEND** that the City Council:
 - **ADOPT** a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) Guidelines for General Plan Amendment Application No. PEN16-0077 (PA15-0037); and
 - **ADOPT** the Mitigation Monitoring and Reporting Program prepared for General Plan Amendment Application No. PEN16-0077 (PA15-0037 pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** General Plan Amendment Application No. PEN16-0077 (PA15-0037)
2. **APPROVE** Resolution No. 2017-06 and thereby **RECOMMEND** that the City Council:
 - **ADOPT** a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Change of Zone Application No. PEN16-0078 (PA15-0038); and
 - **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Change of Zone Application No. PEN16-0078 (PA15-0038) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** Change of Zone Application No. PEN16-0078 (PA15-0038)
3. **APPROVE** Resolution No. 2017-07 and thereby **RECOMMEND** that the City Council:
 - **ADOPT** a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Tentative Tract Map 37001 Application No. PEN16-0079 (PA15-0039) and Plot Plan Application PEN16-0080 (PA15-0040); and
 - **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Tentative Tract Map 37001 Application No. PEN16-0079 (PA15-0039) and Plot Plan

Application PEN16-0080 (PA15-0040) for the Ironwood Village Design Guidelines pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

- **APPROVE** Tentative Tract Map 37001 Application No. PEN16-0079 (PA15-0039)
- **APPROVE** Plot Plan Application PEN16-0080 (PA15-0040) for the Ironwood Village Design Guidelines

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

NEXT MEETING

Planning Commission Regular Meeting, February 23, 2017 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.