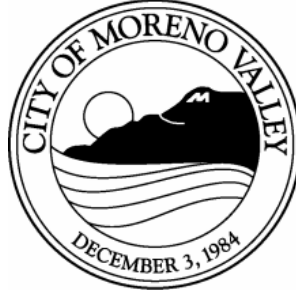

PLANNING COMMISSIONERS

JEFFREY BARNES
Chair

PATRICIA KORZEC
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

ALVIN DEJOHNETTE
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, April 12, 2018 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF AGENDA

SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

RECOMMEND THAT THE COMMISSION:

1. Accept Nominations for and elect a New Chairperson
2. Accepts Nomination for and elect a New Vice-Chairperson

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 - Regular Meeting - March 22, 2018 7:00 PM

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.

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

PUBLIC HEARING ITEMS

1. Case: PEN17-0044 – Master Plot Plan, PEN17-0045 – Plot Plan, and PEN17-0046 – Conditional Use Permit
- Applicant: Western States Engineering
- Owner: Royal Excel Enterprises
- Representative: Western States Engineering
- Location: Southwest corner of Moreno Beach Drive and John F. Kennedy Drive
- Case Planner: Jeff Bradshaw
- Council District: 4
- Proposal: Moreno Beach Commercial Center - proposal to develop a commercial center with a gas station, convenience store, a detached self serve car wash and retail/restaurant space

STAFF RECOMMENDATION

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-23, and thereby:
 1. **CERTIFY** that the Mitigated Negative Declaration prepared for Master Plot Plan PEN17-0044, Plot Plan PEN17-0045 and Conditional Use Permit PEN17-0046 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the

information contained in the Mitigated Negative Declaration and the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and

2. **APPROVE** the Mitigation Monitoring Program prepared for Master Plot Plan PEN17-0044, Plot Plan PEN17-0045 and Conditional Use Permit PEN17-0046, attached hereto as Exhibit B.

B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-24, and thereby:

1. **APPROVE** Master Plot Plan PEN17-0044 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

C. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-25, and thereby:

1. **APPROVE** Plot Plan PEN17-0045 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

D. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-26, and thereby:

1. **APPROVE** Conditional Use Permit PEN17-0046 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

2. Case: PEN16-0127 General Plan Amendment and Change of Zone
PEN16-0128 Specific Plan Amendment
PEN16-0129 Tentative Parcel Map
PEN16-0130 Plot Plan

Applicant: David Slawson of Winchester Associates, Inc.

Owner: ROIII CA Belago, LLC

Representative: David Slawson of Winchester Associates, Inc.

Location: Southeasterly of the intersection of John F. Kennedy Drive and Moreno Beach Drive

Case Planner: Gabriel Diaz

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Specific Plan Amendment, Tentative Parcel Map, and Plot Plan for a 417 unit multi-family apartment complex, including provisions to reestablish 18 holes of the Golf Course, conversion of the remaining nine (9) golf course holes into an exercise area, and long term maintenance

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution Nos. 2018-17, 2018-18, 2018-19, 2018-20, 2018-21, 2018-22, and thereby recommend that the City of Moreno Valley City Council:

Resolution No. 2018-17

1. **ADOPT** a Mitigated Negative Declaration for Plot Plan PEN16-0130, Tentative Tract Map PEN16-0129, Specific Plan Amendment PEN16-0128, General Plan Amendment and Zone Change PEN16-0127 pursuant to the California Environmental Quality Act (CEQA) Guidelines, and included as Exhibit A; and
2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PEN16-0130, Tentative Tract Map PEN16-0129, Specific Plan Amendment PEN16-0128, General Plan Amendment and Zone Change PEN16-0127 pursuant to the California Environmental Quality Act (CEQA) Guidelines, and included as Exhibit B; and

Resolution No. 2018-18

3. **APPROVE** Resolution No. 2018-18 and thereby **APPROVE** Specific Plan Amendment PEN16-0128 as Exhibit A including Specific Plan Land Use Map (Exhibit B)

Resolution No. 2018-19

4. **APPROVE** General Plan Amendment PEN16-0127 including General Plan Land Use Map (Exhibit A)

Resolution No. 2018-20

5. **APPROVE** Change of Zone PEN16-0127 including Zoning Atlas Land Use Map (Exhibit A)

Resolution No. 2018-21

6. **APPROVE** Plot Plan PEN16-0130, subject to the attached conditions of approval included as Exhibit A.

Resolution No. 2018-22

7. **APPROVE** Tentative Tract Map PEN16-0129, subject to the attached conditions of approval included as Exhibit A.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, April 26, 2018 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.