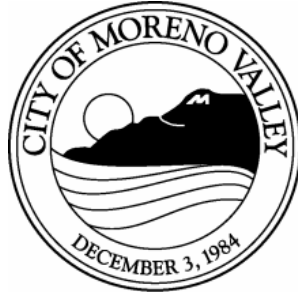

PLANNING COMMISSIONERS

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, March 24, 2016 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

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 - May 28, 2015 7:00 PM

Approve as submitted.

Planning Commission - Regular Meeting - Jun 11, 2015 7:00 PM

Approve as submitted.

Planning Commission - Special Meeting - Jun 25, 2015 5:00 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.

Approve as submitted.

Planning Commission - Special Meeting - Jun 30, 2015 6:00 PM

Approve as submitted.

Planning Commission - Regular Meeting - Jul 23, 2015 7:00 PM

Approve as submitted.

Planning Commission - Regular Meeting - Aug 27, 2015 7:00 PM

Approve as submitted.

Planning Commission - Regular Meeting - Dec 10, 2015 7:00 PM

Approve as submitted.

Planning Commission - Regular Meeting - Jan 28, 2016 7:00 PM

Approve as submitted.

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

1. Hillside Residential Development (Report of: Community Development)

Case:	Hillside Residential Development
Applicant:	City of Moreno Valley
Owner:	N/A
Representative:	N/A
Location:	HR and RR Zoning Districts City-wide
Case Planner:	Jeff Bradshaw
Council District:	City-wide

PUBLIC HEARING ITEMS

- 2. Case: PA15-0019 Conditional Use Permit
- Applicant: Rudy Dekermenjian
- Owner: Gene Cole
- Representative: Ramon Baguio
- Location: 11745 Steeplechase Drive
- Case Planner: Gabriel Diaz
- Council District: 3

- Proposal: PA15-0019 Conditional Use Permit

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-06, and thereby:

- 1. **DENY** Conditional Use Permit PA15-0019 based on the findings contained in Planning Commission Resolution 2016-06.

- 3. Case: Tentative Tract Map No. 36933 (P15-066) and an amended Conditional Use Permit (P15-067) on a 29 acre parcel of land in the R15 (Residential 15) and OS (Open Space) land use districts. The project proposes a maximum 274 small lot residential detached Planned Unit Development (PUD), one additional lot for a designated recreation area and 45 lettered lots for common open space purposes. Portions of the subject property were previously graded.
- Applicant: Beazer Home
- Owner: Beazer Homes Holding Corp.
- Representative: Pacific Development Solutions Group
- Location: Southeast corner of Eucalyptus Avenue and Fir Street
- Case Planner: Mark Gross

Council District: 3

Proposal: Tentative Tract Map and Conditional Use Permit for a Residential Planned Unit Development

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-03 and Resolution 2016-04, and thereby:

1. **CERTIFY** that the proposed project qualifies for an Addendum to the previously certified Mitigated Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act (CEQA) as none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred, and the project with mitigation will not have a significant impact on the environment.
2. **APPROVE** P15-066 for Tentative Tract Map No. 36933 to include the subdivision of a 29 acre parcel of land into a maximum of 274 residential lots, one lot for a designated recreational area and 45 lettered lots for common open space purposes within the R15 (Residential-15) and OS (Open Space) land use districts, subject to the attached conditions of approval included as Exhibit A to the resolution.
3. **APPROVE** P15-067 for an amended Conditional Use Permit and Planned Unit Development (PUD) for a maximum of 274 residential lots, one (1) lot for a designated recreation area and approximately 45 lettered lots for common open space areas within the R15 (Residential-15) and OS (Open Space) land use districts, subject to the attached conditions of approval and Planned Unit Development Guide included as Exhibits A and B to the resolution.
4. Case: PA14-0011
Applicant: City of Moreno Valley
Owner: City of Moreno Valley
Representative: Community Development Department
Location: Citywide
Case Planner: Claudia Manrique
Council District: All

Proposal:

Municipal Code Amendment

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. **APPROVE** a continuance of the Public Hearing to the Planning Commission meeting of April 28, 2016.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, **April 28, 2016 at 7:00 P.M.**, City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553