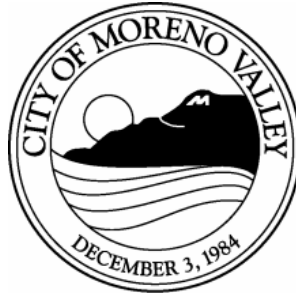

PLANNING COMMISSIONERS

JEFFREY SIMS
Chair

BRIAN LOWELL
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

MELI VAN NATTA
Commissioner

PATRICIA KORZEC
Commissioner

PLANNING COMMISSION AGENDA

April 23, 2015

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

Introduction and Swearing-In of New and Re-Appointed Commissioners:

- Patricia Korzec (new)
- Jeffrey Sims (re-appointed)
- Meli Van Natta (re-appointed)
- Jeffrey Barnes (re-appointed)

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. March 12, 2015
2. March 26, 2015

ELECTION OF OFFICERS

- Chairman
- Vice-Chairman

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(on display at the rear of the room)

COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

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.

NON-PUBLIC HEARING ITEMS

None.

PUBLIC HEARING ITEMS

NOTE: At the Applicant’s request, Item 1 was continued from the Regular Planning Commission Meeting of March 12, 2015.

- 1. Case Description: PA13-0063 (Plot Plan)
P13-130 (Environmental Impact Report (EIR))
- Applicant: Kearny Real Estate Company
- Representative: Jason Rosin
- Location: 17300 Perris Boulevard
Northeast corner of Perris Boulevard and Modular Way.
- Proposal: A Plot Plan for the construction of a 1,109,378 square foot warehouse building on 50.68 net acres with the demolition of the existing warehouse facility. The project site is in the Moreno Valley Industrial Area Specific Plan 208. Approval of this project includes the review and certification of an EIR.
- Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2015-03 and Resolution No. 2015-04, and thereby:

- 1. **CERTIFY** that Final Environmental Impact Report (EIR), (P13-130), for the Modular Logistics Center on file with the Community & Economic Development Department, has been completed in compliance with the California Environmental Quality Act, the Planning Commission reviewed and considered the information contained in the Final EIR, and the Final EIR reflects the City’s independent judgment and analysis as provided for in Planning Commission Resolution No. 2015-03.
- 2. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the Modular Logistics Center, attached hereto as Exhibit A to Resolution 2015-03.
- 3. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed Modular Logistics Center, attached hereto as Exhibit B to Resolution 2015-03.
- 4. **APPROVE** (PA13-0063) Plot Plan, subject to the attached Conditions of Approval included as Exhibit A to Resolution 2015-04.

2. Case Description: PA14-0062 (Conditional Use Permit)
Applicant: Jeries Ayoub
Owner: Ho Lee
Representative: Jeries Ayoub
Location: 23080 Alessandro Boulevard, Suite 208
Proposal: Conditional Use Permit application to allow the 99+ Food Mart, a convenience store, to sell alcohol. A Type-21 Off-Sale General License (Package Store) is required from the Alcohol Beverage Control, which authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold.
Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2015-09 and thereby:

1. **CERTIFY** that the proposed Conditional Use Permit is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class1 Categorical Exemption, CEQA Guidelines, Section 15301 (Existing Facilities); and
2. **APPROVE** Conditional Use Permit (PA14-0062) based on the findings contained in Planning Commission Resolution 2015-09, subject to the conditions of approval included as Exhibit A of the Resolution.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

NEXT MEETING

Planning Commission Regular Meeting, May 12, 2015 at 7:00 P.M., City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.